



8 Park Road, Warburton



## North facing, Disability friendly & a 5 minute walk to town

A wheelchair accessible home with a walk in shower and an independent living area downstairs (again accessible via a sealed path – no steps).

Sit on the verandah and enjoy the sun. Use the small office to communicate with the world and have friends visit downstairs. There is a good shed for an artist/potter to use at the rear of the property. Raised garden beds are in use. A large water tank minimizes water rates.

Enjoy central heating, reverse cycle heating and cooling and a wood fire when the mood suits. Extra insulation and solar have been installed.

The large bathroom with skylight and good wheelchair access also has an Asian (squat) toilet available.

A wheelchair friendly home so close to the main street is ready to welcome everyone who values a great location and a warm friendly 2 bedroom home.

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**Price** \$750,000 - \$795,000

**Property Type** Residential

**Property ID** 515

**Land Area** 530 m2

### Agent Details

Jane Nunn - 0432 375 940

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

A perfect location for mountain bikers wanting to enjoy the new Mountain Bike Tracks in Warburton.

## Features

### Wonderful location

- North facing with lovely views
- Wheelchair accessible with walk in shower and Asian Toilet
- Well insulated with 3 heating options – Hydronic, Reverse Cycle and a lovely wood heater.
- Room for guests downstairs with their own bathroom and mini kitchen
- Low maintenance garden, wheelchair friendly
- Art Studio
- A unique, warm, welcoming house with character and lovely views

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