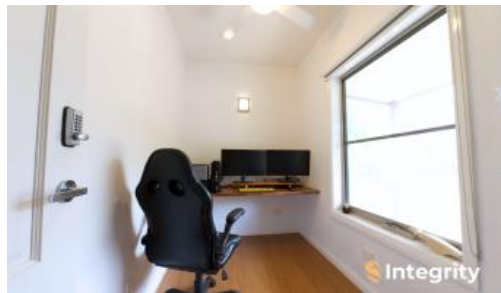




7 Park Road, Warburton

 Integrity



5 minute walk to IGA, a café, a bus stop, the river and more

A level block and a new home in Warburton – a rare find. You can live here without a car. North facing – enjoy the sun, again a rare find. A well planned small home with a large living area.

Wonderful views from every window (especially the kitchen with its bush views). The garden is very low maintenance but the fence line is full of edible fruits.

Wheelchair accessible with a walk in shower.

Double glazed windows and very well insulated (beyond specifications) means this is an economical house to heat and cool. A large rainwater tank means you can further save on water rates.

Start a walk into the bush from the back gate.

There is room for a caravan – in the carport or in the backyard where guests can use the outdoor bathroom (and enjoy the sauna. Guests have already enjoyed the private outside shower! Plenty of room to park your mountain bikes to enjoy the new

 1  2  1  643 m2

Price \$650,000 - \$700,000

Property Type Residential

Property ID 557

Land Area 643 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

Warburton Mountain Bike trails.

And, if children visit – a perfect location for a short walk to the new Water Play Park.

In summary an ideal location, especially for someone with mobility problems who wants to live close to town on a level, low maintenance house with views to inspire every day of the year.

Features

- A near new home (structure still covered by builders' warranty)
- Wheelchair accessible
- Level block with low maintenance garden
- Superb location
- Low maintenance garden
- Well insulated (including sound)
- Double Glazed
- A lovely window view from all rooms (especially the kitchen)
- Caravan friendly with outdoor second bathroom and Sauna
- North facing
- Spacious living area with cathedral ceiling
- Large water tank

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.