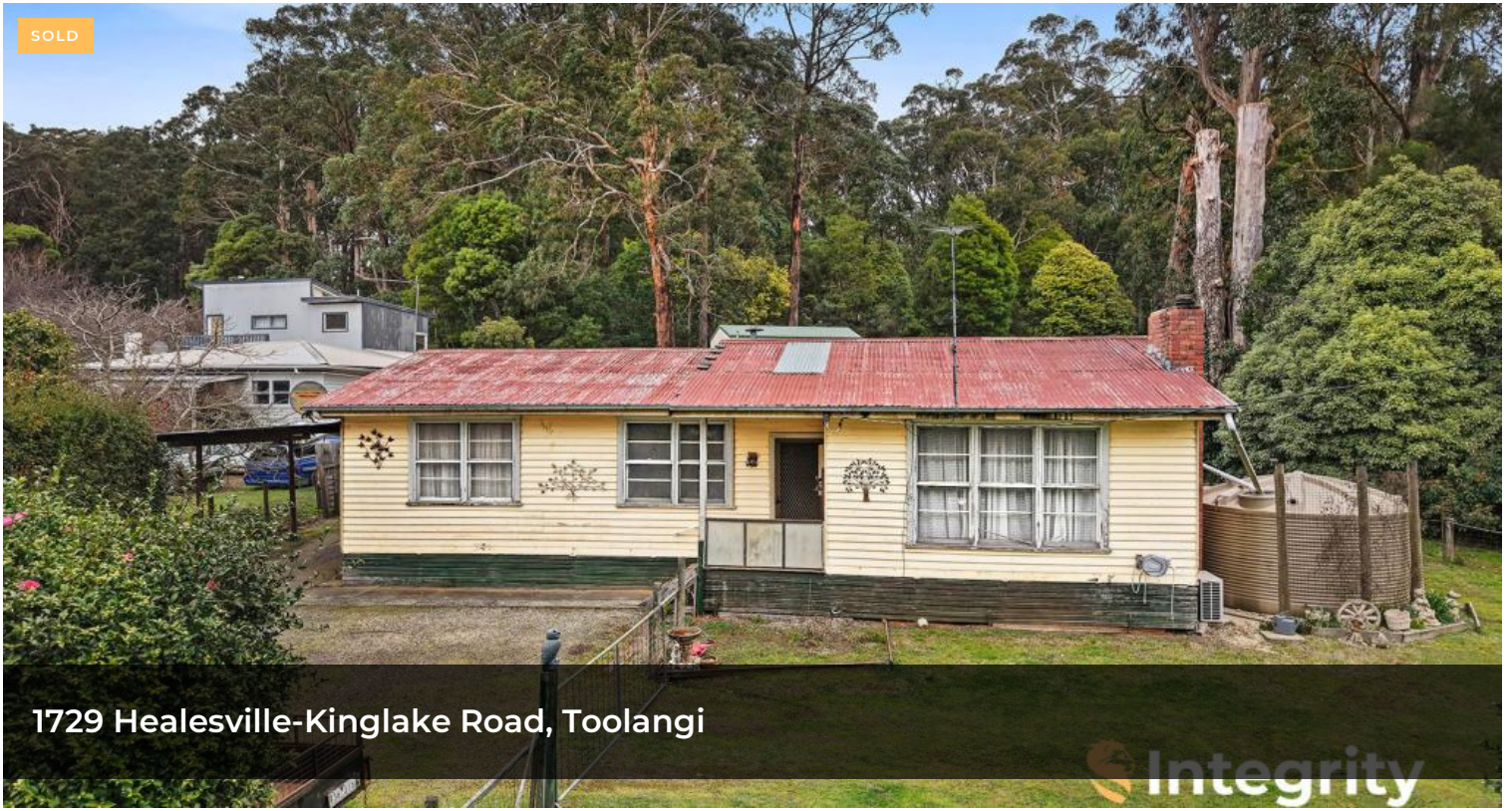


SOLD



1729 Healesville-Kinglake Road, Toolangi

Integrity



Integrity



Integrity



Integrity

## RENOVATION POTENTIAL IN BEAUTIFUL BUSH LOCATION

The saying goes, You can renovate quicker than you can pay it off. Certainly true of this 3 bedroom, 1 bathroom home on 930 sqm with shedding, 15 minutes from Healesville's main street. Offering the following benefits:

- + Work-from-home studio / storeroom (5m x 2.5m)
- + Concrete-based shed 5.5m x 6m w/ pot belly
- + Second shed 3.8m x 3.2m
- + 2 tool sheds (3m x 3m and 3.5m x 3.5m)
- + Car port and lean-to wood storage
- + 40,000 L tank water storage

Positioned in the heart of Toolangi, 5 min to Melba Highway, and a short drive to central Healesville, this property is an ideal first home or investment.

Priced at the affordable end of the scale, there is room to update kitchen and bathroom. The owners have upgraded the

🛏 3 🚿 1 🚗 2 📏 930 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	673
<b>Land Area</b>	930 m <sup>2</sup>
<b>Floor Area</b>	152 m <sup>2</sup>

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

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

**Integrity**

Yarra Valley & Kinglake Ranges

switchboard and wired a massive 13.5 kva generator for convenience, saving you thousands. Heating and cooling is covered with wood heating, reverse cycle air conditioning and ceiling fans. Just imagine the charm of this house upon the finished project: hardwood floors and sash windows. It has so much potential.

The property has great access, with a bitumen footpath to Toolangi's tennis courts, community facilities, and spectacular nature trails. It is a truly wonderful place to live, and these owners are offering a young family or investor the opportunity to make a life here, or revitalise this home for the next generation.

Take advantage of government support from first home buyers with only a 5% deposit. Text 1729TOOLANGI to 0448 820 022.

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.