



1729 Healesville-Kinglake Road, Toolangi

Integrity



RENOVATE QUICKER THAN YOU CAN PAY IT OFF

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

3 1 2 930 m2

Price \$520,000 - \$570,000

Property Type Residential

Property ID 673

Land Area 930 m2

Floor Area 152 m2

Agent Details

Rob Verhagen - 0448 820 022

Office Details

Integrity Real Estate - Yarra Glen

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kitchen and bathroom. The owners have upgraded the 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 taking effect from 1 October!

INSPECTION BY PRIVATE APPOINTMENT *ONLY* - so text 1729TOOLANGI to 0448 820 022 now - this is guaranteed to sell quick.

Recent sales that support the advertised price:

- 13 Don Road, Healesville: \$660,000
- 5 Don Road, Healesville: \$575,000
- 12 Robertson Road, Kinglake: \$510,000
- 33 Robertson Road, Kinglake: \$490,000

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