



## FOR SALE

### A TASTE OF YESTERYEAR C1934

Tucked away at the end of a quiet no through road you'll discover this beautifully presented period style home steeped rich in history and surrounded by the most wonderful established Edna Walling style gardens.

The property is set on a generous half acre (approx.) allotment and within walking distance to the main street of Healesville. Jump in the car and within a matter of minutes you can be exploring the many wonderful attractions of the Yarra Valley including award winning wineries, restaurants and various other tourist attractions.

In addition to the main house there is a separate self-contained cottage that is currently being run as an award-winning short stay accommodation business 'Nagoondie Studio'. The new owners could opt to do the same and generate an income or alternatively utilize the cottage as additional accommodation for family and friends.

Downstairs the main residence offers three bedrooms and two bathrooms including a very generous master with ensuite, kitchen with dishwasher, gas/electric oven and classic old-style LUX combustion stove. There's also a generous living area and dining. Upstairs are two additional bedrooms and another bathroom.

Other features include reverse cycle split system air-conditioning, gas ducted heating, two wood fires, timber floors and a garage/workshop under house. Enjoy views to the distant mountains from many parts of the home both inside and out.

The current owners have done an amazing job of maintaining this home with lots of love and hard work as well as running their successful short stay accommodation business. After many years it is time to pass this beautiful property onto a new owner that will hopefully experience the same passion and enjoyment for it.

Inspections are by private appointment and cottage inspections will be based on availability due to holiday bookings.

6 BED | 4 BATH | 2 CAR

PRICE:  
\$1,200,000

OPEN FOR INSPECTION:  
N/A



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