



**SOLD**

## GENEROUS FAMILY HOME ON A LARGE CORNER BLOCK

Offered for sale is this generous sized home positioned on a quiet road within close proximity to Healesville's main street, Maroondah Reservoir Park and local schools.

The home sits on an approx. 2931m2 block comprising master bedroom with ensuite, WIR & private deck, there's two additional bedrooms with BIR's and a fourth robed bedroom currently being used as a home office. There's a family bathroom, separate toilet/powder room, main lounge room plus an additional second living room. The kitchen is well-appointed including dishwasher and 'Falcon' double oven with gas cooktop. Other features include R/C air-conditioning, gas ducted heating, ducted vacuum, double glazing, ample cupboard space, remote double garage with internal access to the home plus a single car carport.

Outside there's plenty of space to enjoy the established gardens and a variety of fruit trees incl. plum, apricot, fig, orange & lemon. There's also a small wine cellar, fishpond, and entertaining deck.

This property offers a great opportunity for buyers seeking a comfortable home with plenty of space for everyone.

**4 BED | 2 BATH | 3 CAR**

**PRICE:**  
\$960,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

44 Graceburn Ave, Healesville 3777

TOTAL APPROX. FLOOR AREA 166 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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