



# FOR SALE

## FIRST HOME, DOWNSIZE OR INVEST...

This neatly presented home positioned on a generous 893m<sup>2</sup> (approx.) allotment would make for a great first home, for downsizers, or those seeking an investment opportunity. The property offers plenty of space for the kids and pets to run around and is perfectly situated close to the local primary school, public transport and the Healesville sporting complex. It's only a short drive to the main street of Healesville where you can enjoy an array of boutique shops and eateries.

Inside, this home features three good sized bedrooms, including a main with built-in robe. The modern and well-appointed kitchen is complete with 900mm stainless steel oven & gas cooktop, glass splash back, stone bench tops, and ample cupboard space. The open plan living and dining area features cathedral ceilings, making it the perfect space for entertaining guests or simply relaxing with family. With natural gas ducted heating and split reverse cycle air-conditioning, this home provides comfort all year round.

Outside there's a generously sized paved covered entertainment area perfect for hosting family and friends. A small garden shed plus a double lock up garage completes the package.

Please note that this property is currently tenanted and a minimum of 48 hours' notice is required for all inspections.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$689,000**

**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.

**31 Hannover Road Badger Creek, VIC**

TOTAL APPROX. FLOOR AREA 123 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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