

# 2115 Warburton Highway, Launching Place, Vic 3139



## House For Sale

Wednesday, 12 June 2024

2115 Warburton Highway, Launching Place, Vic 3139

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 5882 m2

Type: House



Ian Vine



Louise Brown  
0434972876

## **\$1,250,000 to \$1,350,000**

A prime Warburton Highway position, lovely old milking sheds converted to garaging and workspace, and a substantial home; this property ticks a lot of boxes for the discerning buyer. With the Warburton Rail Trail at your back door, there will never again be the excuse of no time to exercise! This home has stood the test of time in both layout and quality of the build. While a large portico leads to the front door, its more typical to enter the home through the sliding glass doors located to the side, leading directly into the kitchen and dining area. A far more social approach, the kitchen has a great layout for both cooking and entertaining, with extensive storage and bench space on offer, as well as the quality appliances. Adjacent is the formal dining space, with its beautiful port hole window framing the views across farmland into the mountains beyond. An ever changing picture. A large sunken lounge has the sense of separation, and features a fabulous bar arrangement, as well as a bank of windows and doors, again capturing the views, and allowing access into the alfresco area, where beyond sits a lovely private inground pool. Adjacent to the front door is a generous study, or fourth bedroom, while the three remaining bedrooms are separate to the living space, great for shutting away noise as well as energy efficiency in these times of escalating cost! Solar panels on the roof also help reduce the running costs. A huge master bedroom has exterior access and perfectly positioned to take advantage of a late-night dip in the pool. A walk-in wardrobe serves the room well, while the large ensuite featuring a great deal of storage space!! Two further oversized bedrooms are down the hall, both with BIRs and easily accommodate desks and queen sized beds. These rooms are served by a powder room, and a large family bathroom, complete with corner spa and separate shower. An extra large double garage has access directly inside, making dealing with shopping and rainy days easy. The extensive character filled dairy sheds offer a plethora of garaging / workshop options and could open up the possibility of running a business that takes advantage of the prime location of both the Warburton Highway at the front and the Warburton Rail Trail at the rear...(STCA) A wander up the highway finds you at the recently renovated Home Hotel (also within walking distance via the rail trail), Launch Fresh, a choice of local primary schools, while buses regularly traverse the Highway offering a choice of high schools. Further along the Highway leads you to the villages of Wesburn, with its lovely cafe, artisan baker and cheesemaker make this a must stop destination, and Warburton, where the Yarra River is a perfect place to sit at any time of the year, as well as a wander through the shops. Or travelling back towards Lilydale; and all of its' services, takes you through Wandin and Seville and all that their central shopping center's offer. And of course, the junction of Don Rd and the Warburton Highway (at the Home Hotel) takes you on to Healesville and Yarra Glen and the plethora of destinations that will occupy your weekends for years to come. Other Features • Slab Heating • Split Systems • 34 Solar Panels (at time of installation quoted at 13 Kw/hr system by installer) • Ducted Vacuum system • Land size 5882m2 approx