

# 301 Don Road, Healesville, Vic 3777

## Sold House

Tuesday, 21 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: House



Ian Vine



Louise Brown  
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**\$1,575,000**

This wonderful property is being offered for Sale for the first time in almost 40 years. Only 3 kilometres from the heart of Healesville, the property features 4 bedroom, 2 bathroom layout and offers multiple living zones. Currently this includes the double garage that has been converted into additional living space and would serve impeccably as an expansive home office or home cinema / kids zone. Downstairs the home is of double brick construction and features an impressive kitchen, that is open to a generously proportioned every day family living zone. Separate lounge and dining are open to each other offer plenty of space for even a substantial family to zone off when solitude is needed or the kids have some friends over. The second level is brick veneer construction and as solid as its lower level foundations. Upstairs offers a spacious 4 bedroom layout, with plenty of space for a personal home office and an open landing space handy for a myriad of uses. A spacious walk-in-robe and ensuite service the Master bedroom which has lovely views to Mt Riddell, while the main bathroom is also generously proportioned. The home is set behind secure fencing, amidst well presented formal gardens that feature mature flowering plants and trees that enhance the expansive and dispersed lawns. A gazebo, which is easily accessed from the dining zone, offers the perfect place to enjoy a Sunday BBQ or your favourite cool drink on a warm summer afternoon. The pasture is flat to gently sloping to the North and is ideal for grazing or growing. The property is positioned only metres from the Don Road Sporting Complex and Pony Club: So, if your kids see a pony in their future, then this property could save you lots of precious time. A short drive leads you to the main street of Healesville and its vibrant cafe culture, as well as any amenities you may need, such as schools, parks, banks and supermarkets, while a bus service traverses Don Road daily, with a stop almost at your front door. Viewing this property is a must to appreciate its unique position and understand the opportunity on offer.

**Internal Features:**

- Spacious and Functional Kitchen featuring a Spacious Butlers Pantry
- Near New 900 mm Ceramic Cooktop (Goldline)
- Stainless Steel Oven and Microwave (Westinghouse)
- Reverse Cycle Split System Cooling / Heating (Mitsubishi)
- Solid Fuel Heating (Log Fire)
- Double Garage Converted to Additional Living

**External Features:**

- Main Road Access (No Dirt Road Soiling of Your Washing or Just Cleaned Car)
- Secure Front Fencing and Gates
- Established Formal Gardens and Lined Driveway
- Gazebos for Outdoor Living
- Steel Shedding and Garaging for 4 Cars Plus Workshop
- 35,000 Litre Water Tank (Filtered) to External Laundry and Gardens