

9 Heath Avenue, Hepburn, Vic 3461



House For Sale

Tuesday, 28 November 2023

9 Heath Avenue, Hepburn, Vic 3461

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 814 m2

Type: House



Gary Cooke
0399892525



Devon Svilicic
0457005228

\$825,000 - \$845,000

This property offers the perfect blend of comfort with all the modern cons and rustic charm. The enchanting fully renovated 1940's timber cottage is set in landscaped gardens of dry-stone walls, creating beautiful outdoor spaces to enjoy and to relax with the prolific birdlife. It's a true haven to tranquillity. The perfect getaway. The design of the property is to enhance the amazing views whilst providing energy efficient living. Designed with all living spaces facing North, to enjoy the abundant natural light, with an open plan concept. Offering two good sized bedrooms, the master is large with excellent storage, plus there's an incredible indoor/outdoor garden room with tree top views. The perfect room for relaxing. Indulge in the luxury of choice with two bathrooms: one indoors for convenience and another outdoors, where you can shower in the garden or bathe in a large claw foot bath under the cherry plum tree & open sky, surrounded by nature. A separate studio awaits your creative pursuits, offering a space to work from home, art, or simply a peaceful sanctuary to escape to. What truly sets this property apart are the views—breathtakingly, awe-inspiring, and simply incredible from the moment you walk through the front gate. From every angle, you'll be treated to vistas that will steal your breath away. Step outside into the private gardens, where serenity and beauty come together in perfect harmony. Immerse yourself in the wonders of nature, unwind with a book, soak in the bath or just be in the moment, in the peaceful, private atmosphere. This timber cottage is more than just a home; it is an invitation to experience the beauty of the outdoors from the comfort of your own private retreat & offering all the modern cons. Don't miss the opportunity to make it your own! An inspection will not disappoint, please contact Gary Cooke on 0409 003 356 or garycooke@jelliscraig.com.au Features include: * Open plan design with spacious bright and sunny living areas * North /easterly facing indoor/outdoor garden room * Private views of Breakneck Gorge & the Hepburn Regional Park * Two large bedrooms * 2 bathrooms (one outside in nature) * Separate home office. * Central gas ducted heating & cooling, split system, entire house fully insulated, roof, walls & under the house. * Flooring – hardwood timber, with original floorboards in both bedrooms, carpet * Property fully fenced & gated for pets or young children * Stunning landscaped drystone walled gardens with 6 private zones * House re-stumped, re-plumbed, re-wired, freshly painted inside and outside * A water tank, and plenty of storage inside and outside * All town services * NBN available, excellent phone & internet service * Solar panels with a 6kw system * Walking distance to the Hepburn Springs Village, Bathhouse and plenty of nature walks * Walking distance to the Hepburn primary school * Within 35 minutes to Castlemaine Woodend, Ballan & Ballarat * Just over an hour to Melbourne by car/train with 3 train stations 35 minutes away. * Land size: 815sqm (approx.)