

# House/27 Birdwood Avenue, Healesville, Vic 3777



## House For Sale

Saturday, 6 April 2024

House/27 Birdwood Avenue, Healesville, Vic 3777

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 8117 m2

Type: House



Ian Vine



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**\$890,000 - \$970,000**

Useable small acreage is challenging to find, and couple it with a sweet home that has recently been extended, your dreams of the good life are about to become reality! Tucked away down a quiet but asphalted country lane, stands this home, with the original part of the miners cottage reputed to have been built in around 1910, making this one of the oldest surviving original buildings (in part) in Healesville. This part of the home is full of character, with the red brick chimney and housing the kitchen, and the front door! Plenty of storage is found here, as well as ample bench space, with morning sun streaming in, while space for a couch and shoe rack makes taking off your paddock boots easy. Couple this with the freestanding wood heater makes this a delightful place to relax with a cup of tea in the AM and perhaps a beer in the PM...! As time past, the original footprint of the home grew, the large lounge room; part original; part new and adjacent to the kitchen grew to its current size, with plenty of additional space for the dining room table. A split system helps keep this comfortable year round, as does the wood heater - with plenty of wood available on site, and 27 solar panels on the roof, your journey to self sufficiency certainly takes a leap forward, as does the recently upgraded heat pump hot water service. Two bedrooms and the family bathroom are found down a short corridor off this lounge room, one of the bedrooms in particular is a great size, with built in robes. The smaller bedroom also benefits from BIRs and both enjoy views across the paddocks. A more recent extension saw a master suite with walk in wardrobe and ensuite added, as well as a lovely balcony to sit and enjoy the serenity. A fourth large bedroom was also added, again with BIRs. An alfresco area is found outside the kitchen, with an undercover eating area. Two rooms are found under the home, taking advantage of the fall of the land and house the laundry, which also does double duty as the office, handy for a work from home office space as its separation from the main house. A second workshop/storage area is next door. Under the new extension, care was made to allow for additional excellent under house storage, perfect for garden paraphernalia or other such things. A double carport is also adjacent to the home. Outside, given the age of the property, there are some fine examples of mature trees, giving the property a park like feel. Great on and off-street parking, as well as a fire access lane running along the northern boundary make accessing the property easy. The gently sloping land has a dam, as well as one fenced paddock, with scattering of trees. Chook sheds and dog runs are also present, while local wildlife is often spotted. A tranquil, peaceful life is what is on offer, with the space to enjoy the benefit of a lifestyle property without losing your lifestyle, caring for large acreage. Located approx 2.5 kms from Healesville Main Street, close to the RACV Healesville Resort, this is a great entry level acreage property, inspection a must!

- Land size 8117m<sup>2</sup> approx or just over 2 acres!
- Four bedrooms, Master with Ensuite
- Large lounge/dining space
- Evaporative Cooling Throughout
- Wood Heater
- Fenced paddock with dam
- Solar panels on roof
- Plenty of off-street parking
- No Through Rd
- Choice of Two Bus Stops within Easy Walk