

SOLD



163 Albert Road, Healesville



## An Unspoiled Land Of Possibility

There are properties that will stay in your mind for a day, then there are those that will etch themselves in your memory for a lifetime. This stunning property, known to many as Hedgend Maze, is undoubtedly one of the latter.

Set on just under 20 sprawling acres, the picturesque estate, which is zoned Green Wedge allowing commercial use under existing use rights, offers the astute buyer or investor an almost endless scope, allowing them to sculpt it to meet their own needs (STCA). You are rewarded with lush green vistas whichever way you turn, with both the Toolangi and Yarra Ranges adding to the splendour of the surrounding landscape which is shared with the local wildlife including kangaroos, which can often be seen peppering the terrain.

One of the biggest advantages of this property is the infrastructure that already exists, allowing the lucky new owner minimal work for a range of exciting ventures, the list of which are boundless. The home itself is a classic weatherboard with a broad, wrap around verandah on one side, and a substantial

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	103
<b>Land Area</b>	77,430 m <sup>2</sup>

### Agent Details

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**Integrity**

Yarra Valley & Kinglake Ranges

deck on the other, allowing numerous places to enjoy the beauty that encircles you. Internally, it boasts 3 bedrooms-2 bathrooms and a range of flexible formal and informal living-dining spaces. Part of the home previously housed the Hedgend Maze café, and as such, the kitchen is commercial, which will appeal to those with aspirations of using the venue for hospitality purposes or events; a lucrative opportunity to which the property is perfectly suited. Adding another avenue for functions are the historic stables. They can be used on their own for more intimate events, or in conjunction with the 10 x 20 metre marquee that they adjoin; this has been used previously to seat as many as 180 guests and can cater for many more in a stand up capacity. Complementing these structures are the many garden nooks which allow you limitless places to escape, keeping life fresh and interesting. They include the variety of gardens which include formal, native and sustainable, an 18-hole mini golf course, an expansive BBQ area catering for those who love to picnic, plus of course, the 1.2km maze that the initial business was built around. The land surrounding these features is ideal for anyone with a desire to farm, or expand upon the already well established edible landscape. It boasts a full permaculture system that has been established across time; those with a sound knowledge understand the years it takes to create an eco syste

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