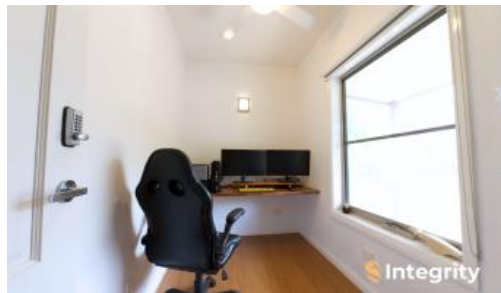




7 Park Road, Warburton



## Eco-Friendly Haven in Warburton

Discover the ultimate retreat in the heart of nature at 7 Park Road, Warburton. This thoughtfully designed eco-friendly cottage is perfect for those seeking a sustainable and comfortable lifestyle amidst tranquil surroundings yet only a few minutes' walk to Warburton Township.

**Sustainable Design for Year-Round Comfort.** This north-facing home boasts exceptional energy efficiency, with double glazing, wall insulation enhanced by a 50mm air gap, and roof insulation with R4 batts and vents to release excess heat. Stay cozy in winter with a Nectre wood heater and comfortable in summer with ceiling fans and a reverse cycle split system.

**Self-Sufficient and Green** -A generous 49,000L water tank supplemented by mains water ensures water security. The property features 27 varieties of fruit trees creating a natural edible fence, plus 3 raised veggie gardens for your gardening pleasure.

**Accessible and Thoughtful Design** - Disability-friendly features include step-free access, ramps to both front and rear, and a

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**Price** \$650,000 - \$700,000

**Property Type** Residential

**Property ID** 557

**Land Area** 643 m2

### Agent Details

Jane Nunn - 0432 375 940

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226



bathroom with a no step shower. A bitumen-paved driveway and pathways provide effortless access around the home. The 3x3m insulated rear shed is a true bonus, equipped with a second bathroom, sauna, and an outdoor shower.

Modern and Functional Living Spaces - Open-plan layout with a spacious lounge, dining area, and well-equipped kitchen. The main suite features a walk-in robe and direct access to a combined bathroom and laundry. A light-filled study at the front captures stunning northerly mountain views.

Perfect for Relaxation and Expansion -. Approved plans for a detached dwelling unit (DPU) are in place, with plumbing, electrical, and stormwater infrastructure already installed.

Access to Four Mile Creek is through a rear gate.

With convenient access to the rear yard for caravans or boats, this property is ideal for retirees, eco-conscious buyers, or anyone looking for a serene lifestyle. Don't miss your chance to call this eco-friendly oasis home. With still some finishing off work to be done this one-of-a-kind property is ready for you to move in and start living your dream in Warburton

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.