



## LOFT-DESIGN 11.5 ACRES BACKING ONTO STATE FOREST

If your priorities are privacy, position and peace and quiet, and your ideal place to live is the Yarra Valley, we're please to tell you: this is the property for you.

Situated on 11.5 acres in the foothills of beautiful Mount Toolebewong, this 3 bedroom, 1 bathroom 6-star rated loft-design is a bush retreat, steps from Malleson Lookout, and only 10 min from Healesville town. Better yet, it backs onto hundreds of acres of State Forest, suited to hunters or bush walkers.

The property meets 6-star energy rating with double glazing throughout and an 8 panel solar system. The home is heated and cooled by hydronic heating and reverse cycle air conditioning. The floor plan is simple and effective, for the minimalists at heart. Externally, the concrete is already poured for your dream shed (STCA).

3 1 3

46,238.60 m<sup>2</sup>

**Price** \$890,000 - \$980,000

**Property Type** Residential

**Property ID** 583

**Land Area** 46,238.60 m<sup>2</sup>

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

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

The property is an ideal Airbnb investment, being situated along the Panton Gap drive to Mount Donna Buang and Warburton, with its supply of mountain bike trails and back door to the Yarra Ranges. Within the wine, dining and tourism experiences of the Yarra Valley, you have the Badger Creek Blueberry Winery, Healesville Sanctuary and Mac Forbes Winery only a few minutes away.

If it's for you your loved ones, be it weekender or primary residence, this property at Malleson Lookout is one not to pass by.

Text MALLESON to 0448 820 022

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.