

Thursday 5 June 2014

Upper Yarra Weekly Property Update

Your Community Agent For Over 30 Years



For Over 30 Years Andrew McMath Professionals have been supporting the community that supports us.

To find out how we can support your local school, community/sporting group or event call our Yarra Junction office on 5967 1800 or our Warburton office on 5966 2800.

Andrew McMath Professionals will also donate \$500 to your local community/sporting group or school, when you list & sell your property with us.

Open For Inspection This Weekend

(all properties also open by appointment)

YARRA JUNCTION - From \$345,000 – ONLY FOUR LEFT!!



Exciting New Development

1-10/6-8 Yarra Street, Yarra Junction

Construction of these quality brick residences in beautiful Yarra Junction is well underway. Great low maintenance living with 2/3 bedrooms, 1 bathroom, 2 living areas, single lock up garages, natural gas ducted heating and good access. All have a 6 star energy rating. Ideally located to everything Yarra Junction has to offer including library, medical centre, gym/pool, transport, shops, cafes and the Warburton Rail Trail. Great for retirement or even an investment. Don't delay, visit our office today to check out the floor plans, as there are already a few properties under offer.

Open For Inspection: Saturday 7 June - 11am to 11:30am

Open For Inspection: Thursday 12 June - 1pm to 1:30pm

LAUNCHING PLACE - Auction 21st June at 1pm



BV Home with Views on over 1/3 Acre

32 Bellbird Avenue, Launching Place

Located in a great position with stunning views, this fantastic two bedroom brick veneer home sits on 1665m2 approx. An asphalt driveway leads up to the house and double carport, providing privacy from the road. The two bedrooms are both of a generous size, the master includes a walk in robe and full ensuite, the second bedroom has a built in robe. There are two living areas separated by an open fire, plus there is a spacious dining area adjoining the kitchen with a wood heater. The bathroom and laundry are both of a good size and there is lots of storage areas throughout. Outside there is a paved entertaining area overlooking the front garden. Short walk to bus stop, local primary school, service station, bakery and chemist. Terms 10% Deposit, Balance 30 days

Open For Inspection: Saturday 7th June - 12pm to 12:30pm

Open For Inspection: Thursday 12th June - 4pm to 4:30pm

GLADYSDALE - NEW PRICE \$440,000 to \$480,000





Private One Acre With Family Home

444 Little Yarra Road, Gladysdale

If space is what you're after then this is the property for you! On a beautiful fully fenced block, this large and inviting home has an unbelievable 32 squares of living space (approx). The downstairs living area is open and flows into the meals area and kitchen. Three bedrooms downstairs have built in robes, the master upstairs has an ensuite and walk in robe, the remaining two bedrooms and spacious and look into the lovely yard. There is a wood heater and ducted heating, front deck and outdoor entertaining area at the back of the house. A large lock up garage/workshop has a concrete floor and power, if that's not enough room for you there is a garden shed as well. Add to this two small yards and a paddock, all safely fenced so the family pets can come too. Located in a much sought after location, contact us today to arrange an inspection.

Open For Inspection: Saturday 7th June - 12:30pm to 1pm

LAUNCHING PLACE - \$380,000 - \$420,000



Fantastic Family Home

43 Timberline Road, Launching Place

Offering four bedrooms, two bathrooms and two huge living areas, this brick veneer home is perfect for a family needing some room to move. Set on approximately 1135 m2 there is a fenced backyard and a small paddock at the rear of the block. Filled with lots of natural light, the house has a welcoming feel to it, the kitchen is comfortable with lots of cupboard space and the back deck has great views. A wood heater and split system provide year round comfort and the downstairs rumpus has lots of storage space. An outdoor undercover area downstairs adds to the versatility of this home. A peaceful location opposite farmland with great views is highly sought after, especially being only a short drive to schools, shops and public transport.

Open For Inspection: Saturday 7th June - 1pm to 1:30pm

WESBURN - \$380,000 - \$420,000



Quiet setting on 3/4 acre approx

15 Forest Road, Wesburn

With room for all the family, this spacious home has lots to offer both inside and outside. Comprising four bedrooms, the spacious master overlooks the garden and the local bushland. The comfortable lounge and dining area has a cosy wood heater and split system and leads through to the updated kitchen with double oven and lots of bench and cupboard space. Outside is a double carport, great shed, cubby house and two wood sheds. A water tank catches the water off the roof for watering the established garden and there is a nearby creek which could provide a relaxing afternoon of fishing.

Open For Inspection: Saturday 7th June - 1pm to 1:30pm

WARBURTON - NEW PRICE \$385,000 - \$415,000



The River Cottage

3354 Warburton Highway, Warburton

Charm & Character in Ideal Location Beautifully presented and well maintained, this gorgeous home is approximately 100 years old, but you wouldn't know it! With views of the Yarra River and iconic Swing Bridge, the rear of the property backs onto the popular Warburton Trail. Comprising three bedrooms, all with built in robes, the master bedroom contains an electric wall heater as an extra bonus. The main lounge area has a wood heater and high ceilings and flows through to the large kitchen complete with wood stove. A second living area is open and bright and leads outside to the covered deck and flowering garden. The bathroom is spacious and for an extra touch of luxury has a huge spa bath. The veggie patch and surrounding gardens are all lovingly maintained. Wander to the main street of Warburton where there are many excellent cafes, specialty shops and places to explore. Properties of this calibre are highly sought after in Warburton so don't miss out!

Open For Inspection: Saturday 7th June - 2pm to 2:30pm

Open For Inspection: Sunday 8th June - 2pm to 2:30pm

WOORI YALLOCK - \$360,000 - \$390,000





Great Views, High Position

85 Shirley Crescent, Woori Yallock

This well presented home is set on approximately 645m2 in a great location. Offering four bedrooms (or three and a home office) and two bathrooms, it is light filled and welcoming. The front deck is the perfect spot to sit and enjoy the stunning views and the undercover area at the rear of the house is ideal for entertaining. The open kitchen and dining room has a wood heater and split system making it a very comfortable area. The spacious lounge also has great views and there is ducted heating throughout. The master bedroom has a walk in robe and ensuite, with access to the powder room. A lock up garage and lovely gardens in the front and back yard shows that all the hard work has been done for you.

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Forthcoming Auction

LAUNCHING PLACE - Auction Sat 21st June at 1pm



BV Home with Views on over 1/3 Acre

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Properties Listed Recently

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WARBURTON - \$370,000 - \$410,000



Quality Home on quarter acre (app)

This spacious home has been freshly renovated and is set on a great block of land with stunning views, located a short walk to the township of Warburton. Four bedrooms all have built in robes, the spacious master also has an updated ensuite with spa bath, toilet and shower. The comfortable lounge has a wood heater and split system and has soaring cathedral ceilings. The kitchen has lots of bench and cupboard space and has a Kleenmaid double oven, five burner Smeg stove and Miele dishwasher. Outside is a four car carport, under house storage, fully fenced backyard and a great verandah to sit back and enjoy the views. To increase the efficiency of the house there are 24 solar panels and a 5kw inverter that is only 18 months old. Walking distance to the Yarra River, shops, bus stop, recreation reserve.

Properties with Price Adjustments Recently

WARBURTON - NEW PRICE \$360,000 PLUS



Family Home on 3/4 Acre Approx

If you are looking for room to move plus a large family home, then your search ends here. Set on a stunning 3/4 acre (approx) allotment with stunning north facing mountain views, the home comprises * 4 bedrooms & 3 bathrooms master complete with ensuite * Large living room with wood heating plus separate meals area * Rumpus room/2nd living area fantastic as a teenager/parents retreat * Large room under the house perfect for storage or possible conversion to home office * Outside there is a DLUG plus work shop area * The land is cleared and useable with fantastic north sun and wonderful views * All within a short walk to Primary School, and walking distance to shops and bus stops Land like this is hard to find. Add to that a great size family home, what more could you ask for? Phone today as an inspection will not disappoint

Properties SOLD Recently

YARRA JUNCTION



Exciting New Development

7/6-8 Yarra Street, Yarra Junction

ONLY FOUR LEFT!!

YARRA JUNCTION



Exciting New Development

3/6-8 Yarra Street, Yarra Junction

ONLY FOUR LEFT!!

MILLGROVE



A little bit of everything 10acres approx

260 Dee Road, Millgrove

MILLGROVE



The Ideal Start or Perfect Investment?

93 Wonga Road, Millgrove

DON VALLEY





Entertainer's Delight!
70 Harberts Road, Don Valley

For more information on any of these properties please contact your agent at

Andrew McMath Real Estate

2460 Warburton Highway, Yarra Junction 3797

(03) 5967 1800

or

3371 Warburton Highway, Warburton 3799

(03) 5966 2800

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