

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

YARRA JUNCTION - From \$345,000 – **ONLY 4 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 14 June - 11am to 11:30am

Open For Inspection: Thursday 19 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 14th June - 12pm to 12:30pm

Open For Inspection: Thursday 19th June - 4pm to 4:30pm

LAUNCHING PLACE - \$770,000 Plus



Quality on 1 3/4 acres (app)

5 Corbetts Road, Launching Place

If you're after a quality home in a fantastic location, then look no further. Set on a great block of one and three quarter acres (approx) is this quality built brick home that has been lovingly cared for. With too many features to mention, the property comprises; * 4 good size bedrooms, master complete with large WIR, ensuite & split system * Large family bathroom with corner spa bath * Great size timber kitchen, with loads of bench & cupboard space, including breakfast bar * Adjoining the kitchen is the dining area with wood heating * A sunken lounge leads from the dining area with soaring cathedral ceilings & cosy open fire place * There is also a large rumpus room with corner bar, open fire place & doors leading to porch & BBQ area - perfect for the summer BBQ * Outside there is a huge undercover outdoor entertaining area, overlooking the stunning rear yard which has endless possibilities including room for a pony * If you need car accommodation and workshop then look no further. There is a 4 car garage attached to the home, a 2 car steel garage in the rear yard and another 3 car carport * With beautiful garden beds, established trees & mature fruit

trees, views to nearby mountain range & circular driveway, what more could you want * Located on a no through road & set in a sought after area, the property is surrounded by other quality homes * Within walking distance to bus stops, general store, Warburton Rail Trail, Home Hotel and Yarra River If you are looking to escape the hustle and bustle and retreat to a beautiful home with room to move, then look no further. Properties of this quality do not come up for sale very often. Phone today as an inspection will not disappoint!

Open For Inspection: Saturday 14th June 2014 - 1pm to 1:30pm

Open For Inspection: Sunday 15th June 2014 - 1pm to 1:30pm

WARBURTON - NEW PRICE \$360,000 PLUS



Family Home on 3/4 Acre Approx

18 Old Warburton Road, Warburton

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.

Open For Inspection: Saturday 14th 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 14th June - 2pm to 2:30pm

Open For Inspection: Sunday 15th June - 2pm to 2:30pm

Forthcoming Auction

LAUNCHING PLACE - Auction Sat 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

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Properties Listed Recently

YARRA JUNCTION - From \$345,000 – **ONLY 4 LEFT!!**



Exciting New Development

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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 14th June - 12pm to 12:30pm

Open For Inspection: Thursday 19th June - 4pm to 4:30pm

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



Quality Home on quarter acre (app)

1 Webb Street, Warburton

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 Kleanmaid 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

WOORI YALLOCK - NEW PRICE \$295,000 - \$320,000



Breathtaking 180 Degree Views

13 Alan Grove, Woori Yallock

Uninterrupted views to the mountains and overlooking farmland, this gem of a property sits on approximately 600sqm. The split level home has high ceilings in the living and dining area, a renovated kitchen, light filled family bathroom and hardwood floors throughout. The master bedroom has a walk in robe, ensuite and split system, the other two good sized bedrooms have built in robes. The living area has a wood heater and looks out onto the front verandah and the dining area has a split system which provides year round comfort. Set back from the road the home has a sense of privacy that is much sought after. A level backyard, single carport and the added bonus of underhouse storage make this a property not to be missed.

WOORI YALLOCK - NEW PRICE \$300,000 - \$330,000



Superb Court Location

13 Michael Court, Woori Yallock

Drive down one of Woori Yallock's finest courts and be greeted by this lovely Western Red Cedar home. Surrounded by quality properties and located in the bowl of the court, this home features: 3 Bedrooms, master with ensuite effect bathroom. Large open plan living & dining areas with natural gas heating. A further sunken 2nd living area. Good size kitchen with new stainless steel oven. Shedding out the back with a level spot to erect a large garage. Quiet location within walking distance to public transport. A good size home at an affordable price.

LAUNCHING PLACE - NEW PRICE \$395,000





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.

LAUNCHING PLACE - NEW PRICE \$430,000 Plus



Presentation Plus!

18 Gembrook Launching Place Road, Launching Place

Fantastic family home on over half an acre (2010m2) approx offering 4 bedrooms, master bedroom with balcony and full ensuite and the main bathroom is a modern design with a corner spa bath. The open plan kitchen/dining/lounge area would suit those who love entertaining and the home also offers formal lounge & dining with wood heating that leads to a great size deck with both covered & exposed areas overlooking the terraced rear yard. Features include beautiful polished timber floors, gas ducted heating plus 2 split systems. There's plenty of room for cars and storage with a double garage and carport, plus the bonus of 2 road frontages. Don't miss out, organise an inspection today!

Properties SOLD Recently

LAUNCHING PLACE



Give me a Home Among the Gumtrees

8 Wickhams Road, Launching Place

LAUNCHING PLACE



Views and Over Half an Acre

17 Allsops Road, Launching Place

LAUNCHING PLACE



6 blocks of land 7,164m2 (app)

127,128,129 Ben Cairn Road, Launching Place

GLADYS DALE





Hobby Farm with Endless Water Supply
20 Rymers Road, Gladysdale

WARBURTON - For Sale \$295,000 - \$325,000



A Hidden Treasure with own Creek
1 Prospect Avenue, Warburton

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

To see more of our listings, please visit our website at www.andrewmcmath.com.au

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