



### 13 Badger Creek Road Healesville VIC

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Perfectly positioned in the vibrant heart of Healesville, this charming 4-bedroom home with an additional study offers the ideal opportunity for first home buyers and growing families alike. Sitting on a generous 835 sqm (approx.) block, this property boasts ample backyard space, perfect for outdoor activities, and includes a potential shed area (STCA) with rear access.

Step inside to find an updated kitchen, bathroom, and laundry. The open-plan living area seamlessly flows from the modern kitchen into the spacious living room and extends onto the inviting back deck.

Comfort is assured year-round with 4 reverse cycle air conditioners installed throughout the home, a wall heater unit, gas ducted heating and open fireplace. This house is ready for you to make your own and start creating your

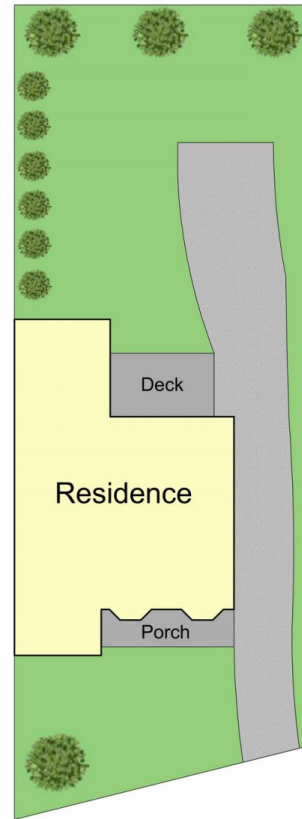
**Price** : \$ 625,000  
**Land Size** : 835 sqm  
**View** : <https://www.nobleknight.com.au/sale/vic/yaradandenong-ranges/healesville/residential/house/8036203>



**Megan Tiberi**  
03 9730 1788



**Damian Ford**  
03 9735 5677



**13 Badger Creek Rd, Healesville**  
 TOTAL APPROX. FLOOR AREA 153 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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