



EAST WARBURTON
506 Woodspoint Road - PID: 860606

\$440,000 PLUS
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Secret garden oasis on 1.45 acres approx

Since its purchase in 2005, owners Shanthi and Sunil have lovingly transformed No. 506 into a warm and welcoming family home amidst a beautifully laid out garden on 1.45 acres which has been open to the public on many occasions as part of the Upper Yarra Valley Open Gardens Scheme. The garden calls to you from every window in the house, and visitors love to stroll and walk through the gardens, stopping at various points for tea or conversation. Garden parties are a year round affair, with specialised seasonal plantings providing a variety of colour and interest.

The home has been fully renovated and extended to provide three bedrooms (built-in robes in two bedrooms), and a great bathroom with a second separate toilet, two living areas and a formal dining area. The kitchen has been replaced and includes a new Miele dishwasher. The house has generous heating and cooling options, with 3 inverter system units and a new wood-fired heater in the lounge, together with new underfloor and roof insulation. The formal dining area overlooks an outdoor gazebo on one side and the patio outdoor area on the other side which is enjoyed all year round.

A small creek separates the block which runs mainly during late winter. The upper part of the block has five good sized sheds which have been wired with separate trip switches ideal for connecting to an electric fence. This area can be kept as the existing garden or is big enough to keep goats, alpaca, horses or chooks.

The two car garage and work shop has a small office which has telephone, computer and TV connections and can be used as



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