

OC

13 Willora Road,
Eden Hills



From the Owners - Insights & Extras

What first attracted you to this property?

Solidly built house with good sized bedrooms, an extensive garden and wonderful "backyard" of bushland across the gully i.e. greenery and tree-top views. Feeling of open space - inconspicuous fencing between properties.

Why are you moving or selling?

Downsizing.

What do you believe are the major benefits of living in or owning this property?

Leafy setting; close to 3 Primary & 1 High School, train station & buses; solidly built house and addition; modern kitchen with granite benchtops; 2 bathrooms; 5 bedrooms - 1 with separate access; BIRs in 3 bedrooms; RC air-conditioning; underfloor heating in bathrooms; 10 kw solar system; swimming pool; 2 car garage; shed (4.5m x 6m); laminated E-glass in all windows; ample storage.

Have you completed any renovations or additions?

Addition of living room, master bedroom and ensuite, garage, laundry and veranda in 2004. New roof, windows, external rendering in 2004. All new kitchen in 2004. Pool and paving in 2005. Main bathroom renovated in 2019. New hot water service in 2026.

Where is the electricity box located?

On north-eastern external wall of house.

Where is the hot water system located?

On north-western side of house.

Is there air-conditioning or heating installed?

Reverse cycle air-conditioning; underfloor heating in both bathrooms.

What is the parking situation?

2 car garage, and room for 3 cars on driveway.

What are the nearest transport links?

Eden Hills train station, buses on Shepherds Hill Road.

Is there any additional storage?

4.5m x 6m shed.

Where are the roof access points?

Hallway ceiling in front of main bathroom. Garage is under separate roof.

What inclusions are to remain with the property?

The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.