

**1 Hopwood Street, Gordon, Vic 3345**



**Sold House**

Tuesday, 7 May 2024

**1 Hopwood Street, Gordon, Vic 3345**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2439 m2**

**Type: House**



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**\$599,000**

Nestled in the sought-after village of Gordon, this architecturally designed, expansive family home comprising four split-levels presents a unique opportunity for those seeking a spacious and well-located home. Conveniently positioned within easy access to the Western Highway, Ballan Train Station and seamless connections to both Ballarat and Melbourne, the property sits on an approximately 2430 square metre parcel of land, providing abundant external space. The four split-level brick veneer home boasts a thoughtfully designed layout, with a kitchen overlooking the meals area and a split-level transition leading to a generously sized open-plan dining and living room. For those desiring a cozy retreat, a separate split-level large formal lounge with a wood heater awaits. Accommodating the needs of a growing family, the home features four bedrooms, all equipped with built-in robes. The master bedroom enjoys the added luxury of an ensuite and an adjoining study, creating a private haven for work or relaxation. While the master bedroom looks out across the valley towards Daylesford, the other three bedrooms are on the level below one with it's very own 'Harry Potter-style cupboard under the stairs'. Additionally, the convenience of a main bathroom on this level, complete with a toilet and a separate toilet, enhances the functionality of the home. Ensuring convenience for vehicle owners, a double attached carport is provided, offering sheltered parking. There are also two sheds on the property, chook pens and children's play equipment. A huge front deck offers space to entertain guests while underneath this and the house is further ample storage space. While the property holds immense potential, it is worth noting that some cosmetic updates are needed, particularly in the realm of painting and floor coverings. This, however, presents an excellent opportunity for buyers to inject their own personal style and increase the overall value of the home during the improvement process. To fully appreciate the potential and unique features of this property, an on-site inspection is highly recommended. This residence, with its combination of space, location and potential, awaits a discerning buyer to transform it back into a family dream home.