

# 1 Tributary Way, Woodend, Vic 3442



## House For Sale

Thursday, 11 January 2024

1 Tributary Way, Woodend, Vic 3442

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 549 m2

Type: House



Leanne Pearman



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**\$900,000 - \$950,000**

Beautifully located in a family-friendly pocket of Woodend, within easy walking distance of V/Line train services and the town centre, this light-filled two storey home on 549sqm (approx.) is perfect for the growing family, investors or downsizers alike. With generous sized bedrooms, multiple living spaces and a low maintenance garden, there is much to like about this property. The front portico opens to a wide hallway, with timber look floating floors and 2.7 metre ceilings flowing right through to the rear of the home. To the left is the spacious main bedroom with his and hers walk through robe leading to a stylish ensuite with oversized walk in shower, while to the right you will find the integrated remote-controlled double garage, large laundry and a convenient powder room. The open plan rear of the home is for entertaining, the kitchen featuring a roomy walk in pantry, stone benchtops and stainless steel appliances. The meals and family rooms both have sliding door access to the covered alfresco area and easy care, fully fenced garden beyond. Upstairs are three sizeable bedrooms with BIR, family bathroom with separate shower and bathtub and a fantastic lounge area or teenage retreat with sliding door access to a huge balcony which can also be accessed from bedroom four. Making the most of its sunny North-West orientation, large double glazed windows feature throughout, while ducted heating, a reverse cycle split system and evaporative cooling ensure comfort all year round. With so much on offer in a neat and tidy package, be sure to inspect quickly as this property won't be on the market for long.