

# 10 Morris Road, Woodend, Vic 3442



## House For Sale

Friday, 17 May 2024

10 Morris Road, Woodend, Vic 3442

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1788 m2**

**Type: House**



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**Guide Price \$1.05M - 1.15M**

This impeccably maintained and beautifully presented family home is surrounded by a stunning garden bursting with vibrant autumn hues and offers delightful vistas to Mount Macedon, on over 1780m<sup>2</sup> of land just a mile from the Woodend V Line station to Melbourne and Bendigo. Featuring 2.7m ceilings throughout, a modern open plan kitchen, a luxurious double vanity en-suite and walk-in robe in the main bedroom suite, town gas ducted heating throughout, extensive polished timber flooring, three reverse-cycle air conditioners and warm ambience, this home is a true gem. Step into the delightful sunroom basking in the morning sun or relax in the sunken lounge with its lofty 3m ceilings. The property also includes a large double carport, a very spacious lined and insulated garage and workshop area (that could be tasked with any number of uses). With multiple water storage tanks holding around 32,000 litres, an instant gas hot water service, a 3kW solar array, a circular driveway, and excellent privacy, this home has a lot to offer. And don't forget about the expansive rear deck, perfect for entertaining. The garden itself is a showcase of autumn beauty, featuring golden elm, weeping cherry, ash, Japanese maples, camellias, and a rare 15-year-old Wollemi pine. The property also boasts a variety of fruiting and native trees. Land size 1789m<sup>2</sup>. This is not just a home, but a sanctuary filled with love and warmth. Don't miss your chance to make it yours and create a lifetime of cherished memories in this magical place called Woodend.