

**104 Blackmore Road, Woodend, Vic 3442**



**House For Sale**

Wednesday, 7 February 2024

104 Blackmore Road, Woodend, Vic 3442

**Bedrooms: 4**

**Bathrooms: 2**

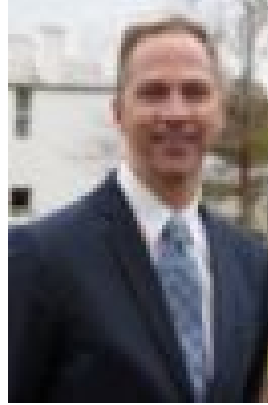
**Parkings: 2**

**Area: 1 m2**

**Type: House**



Beverley Higgs  
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Travis Cole  
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**\$1,750,000**

Experience the serenity of this expansive modern residence nestled on approximately 2.86 acres just moments from Woodend. Crafted with precision, this triple-brick, double-glazed abode showcases a seamless blend of design and functionality. The striking polished concrete floor guides you from the vestibule through the hallway to the family/dining area, unveiling a stunning kitchen with a butler's pantry. Electrolux and Blanco appliances seamlessly integrate into the Caesarstone countertops, complemented by sleek cabinets and soft-close drawers. A Heat Charm and Jetmaster wood fires on cast concrete floating hearths grace both the main living area and the intimate parents' retreat. Discreet blinds on every window allow the scenic surroundings to enhance each room's ambiance. The generous master suite offers easterly mountain views, featuring a cleverly divided wall between the walk-in robe and spacious ensuite. Two further bedrooms boast built-in robes, providing easy access to a study and storage area. Slab heating, evaporative cooling, and a split system ensure year-round comfort. Ascend the staircase to a massive open third living area, with potential as work from home office, art studio, or any option that requires a large area with good natural light. At the end of this area is bedroom 4 with walk in robe that will have the teenagers racing for their own domain and sanctuary! Two paved alfresco areas, one facing north and the other east, create inviting spaces for leisurely lunches and family gatherings. The landscaped grounds boast sculptural rock retaining walls, forming terracing that complements the home's backdrop. Wrought iron screens, lush trees, and shrubs scattered across the rolling lawn leads to a drystone riverbed and ornamental dam. An external mud/utility room doubles as storage for bikes, camping gear, and outdoor essentials, also serving as an extra laundry. Town water, a 22,500-litre water tank with a treatment plant, a powder room with an adjoining substantial laundry and storage, a separate home office and shed, a 13.2kw solar system, and an Apricus solar hot water system are additional features. Situated only 3.1km from Woodend with V/Line Train Station, schools, cafes, and all amenities this property seamlessly combines modern living with the tranquillity of its natural surroundings.