

**11 Timber Lane, Woodend, Vic 3442**



**Sold House**

Friday, 23 February 2024

11 Timber Lane, Woodend, Vic 3442

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2885 m2**

**Type: House**



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## Contact agent

Embark on a journey of serene country living at 11 Timber Lane Woodend. This peaceful family home is ideally placed to deliver a relaxing Macedon Ranges lifestyle, boasting a spacious 2,885 sqm (approx.) yard brimming with birdlife and dotted with mature trees including Ornamental Plum, Crab-Apple, and Silver Birch. Located in one of Woodend's most tightly held streets, the convenience of Woodend's vibrant High Street shops, cafes and brewery are just a 3-minute drive away. Set behind a classic picket fence, the solid 1970's double brick, two storey home is a blank canvas on which to paint your masterpiece. Typical of its era, the entry hall opens to a multi-level floorplan featuring a sunken living room with cozy woodfire and kitchen with servery to the dining room. Upstairs you will find three sun filled bedrooms with garden views and main bathroom with separate toilet. Downstairs is a generous rumpus room that provides many options including a retreat for the kids, games room or home gym, plus a study nook and large laundry with shower. Outside, the two-car carport and large shed provide storage options for vehicles and tools. The expansive backyard is the perfect place to sit and relax with your favourite beverage while you soak in the beauty of this ½ acre block (approx.) amongst the native trees and birds. Design your dream country garden, entertaining area or keep the manicured lawns to kick the footy. Tucked away on a quiet no-through road, Timber Lane is a rare gem with unique potential to add a small second dwelling (STCA). This is the perfect opportunity to embrace country life and rejuvenate this family home for modern living.