

# 128 Cottman Road, Woorinen, Vic 3589

## Sold House

Friday, 1 September 2023

128 Cottman Road, Woorinen, Vic 3589

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Charlotte Broad

**\$685,000**

Sensationally presented within breathtaking botanic gardens with a paddock-to-plate intention, this private residence celebrates its leafy outlooks and generous dimensions while providing every modern requirement. Completing the picture with a purpose-built children's play area, serene outdoor entertaining space and impressive shedding for trade-based business or tools, a genuine lifestyle property unfolds with spectacular consideration and ease. Exhibiting timeless and spacious interiors, a comfortable entertaining footprint provides versatility across open living and dining space, pivoting across a central kitchen with 40mm stone benchtops, ample cabinetry and premium appliances including dishwasher. Welcoming space away from the main domain, a private retreat presents ideal for families seeking multiple living zones. Captivating garden aspects fill a private master bedroom complete with built-in robe and split-system air conditioner, while a dedicated home office, dual family bathrooms, generous laundry with additional toilet and mudroom practicality, and three junior bedrooms, each with robes, complete the remaining interiors. Brought to life with a flurry of native wildlife, the bloom-filled garden offers an array of established fruit trees, herbs, veggies and more, bringing a sustainable focus to the approximately 2.7 acres of land. Boasting endless features, the home comes complete with wood fire heater, split-system air conditioning, main bathroom with floor-to-ceiling tiles, town water, 2.3ML of High Reliability Water Entitlement, children's sand pit, ample garden seating, sun-drenched deck with shade sail, and ample off-street parking across dual carports (one with storage room attached), 23 x 9m workshop (approx.) with roller door access, and 23 x 9m shed.