

**15 Roxanne Court, Woodend, Vic 3442**

**RT Edgar**

**Sold House**

Tuesday, 9 January 2024

15 Roxanne Court, Woodend, Vic 3442

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 960 m2**

**Type: House**



Beverley Higgs  
0448271222

## Contact agent

Set on an impressive 960 sqm block, this 34 square plus home (approx.) is not to be overlooked. With a sophisticated presence, the homes' contemporary façade and beautifully landscaped gardens lead to elegant interiors which will certainly impress. Extra wide entry with side-light windows and high ceilings connect to both formal and informal living zones. The kitchen is an entertainers haven – incorporating a walk in pantry with freestanding industrial shelving, high end appliances including a 900mm Smeg freestanding cooker, Miele dishwasher and rangehood and a Caesar Stone island bench with waterfall sides. The Master domaine will please parents, located towards the front of the house and complete with huge ensuite, walk in shower and separate WC, there are also two WIR's. There are three additional bedrooms, all with robes and a stunning family bathroom. A separate home office will inspire those working from home with its gorgeous garden views and abundant natural light. The attention to detail is evident throughout the home – other features include gas ducted heating, custom made timber doors with opaque glass, LUCCHI reverse wooden fans, timber plantation shutters, and bulkheads throughout add interest and function to the interior. Flaunting a beautiful alfresco area, lush private gardens highlighted by merbau decking areas, a stunning water feature and meticulously kept lawns, provides ample space to dine or gather with family and friends. There are two oversized garages with remote access, concreted adjoining space to the side for boat/trailer/caravan storage behind secure gates. Located in a whisper-quiet locale yet so close to the train station, schools, shops and cafes.