

**1666 Mount Macedon Road, Woodend, Vic 3442**



**Sold Acreage**

Friday, 29 September 2023

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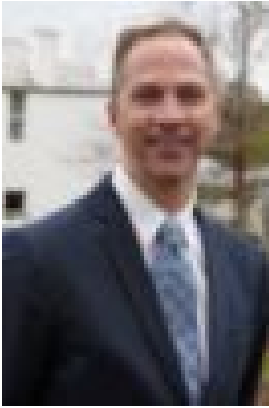
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1 m2**

**Type: Acreage**



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## Contact agent

Escape to your very own sanctuary at 'Katandra' – Bird Song, a stunning 5-bedroom family home nestled on a serene 3-acre parcel of land on the Northern side of Mount Macedon. Here, nature is your neighbour, with bush tracks right at your doorstep, inviting you to explore and experience the beauty of the outdoors. Whether it's mountain biking, bush walks, or leisurely trail rides, adventure awaits. Imagine waking up to the melodious call of Kookaburras and being surrounded by the vibrant hues of King Parrots and local Rosellas. 'Katandra' offers you the unique opportunity to revel in the beauty of nature from your northern alfresco area, seamlessly extending onto the sheltered back verandah. Inside, you'll find comfort and warmth, thanks to the gas hydronic heating, split systems, and a freestanding fireplace in the open family room. The architectural vaulted ceiling and feature highlight windows create a sense of space and light, while every window offers inviting garden views. With a 12m x 9m workshop shed, complete with a carport extension for boat and trailer storage, plus fully insulated 3.4m x 5.8m studio adjacent to the double carport. 'Katandra' accommodates all your hobbies and storage needs and has town water supply. Additional amenities include a separate studio, a double carport, and a smart fire protective sprinkler system, along with a water retention system that flows back to the pond with a pump system. This cherished family home has been lovingly maintained by its current owners for 38 years. It's not just a house; it's a place where memories have been made, and it's ready to be the backdrop for your family's story. Katandra, with room for a horse and dogs, this property is a true haven for animal lovers. Dual entrances take you along the circular driveway lined with plum trees, pear tree, camellias, roses and silver birches, rhododendrons and a mature Pin Oak tree at the entrance. These gardens are a testament to the beauty of the Macedon Ranges. This magical property boasts unique trees such as the 'Catalpha' (Indian bean tree), Garrya Elliptica (Silk tassel bush), along with beautiful Japanese Maples, a herb garden and veggie wicker boxes for your green thumb pursuits. Inside, double glazed windows throughout provide energy efficiency and peace and quiet. The master suite, along with a bedroom off the formal lounge with an open fireplace, offer comfortable retreats. However, the favourite room of the house is undoubtedly the light-filled open family room and kitchen, adorned with natural timber surfaces, a walk in pantry, and a new Smeg oven. The family room, complete with a sunken lounge, is the cozy heart of the home. On the separate east wing, you'll discover two more bedrooms, a second bathroom, and a huge rumpus room, perfect for family activities or a home office with a separate private entrance. 'Katandra' is conveniently located under 4km's from the main street of Woodend, offering easy access to the train station and essential services. This property is not just a house; it's a lifestyle, a retreat, and an opportunity to make cherished memories in a truly unique setting. Welcome home to 'Katandra'.