

**17 Russell Avenue, Woodend, Vic 3442**



**House For Sale**

Monday, 3 June 2024

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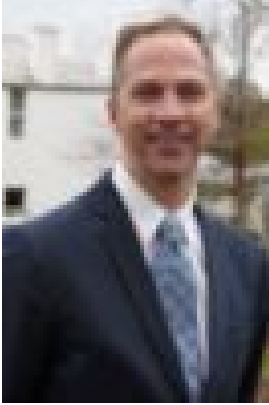
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 792 m2**

**Type: House**



Travis Cole  
0428202672



Beverley Higgs  
0448271222

**\$730,000 - \$760,000**

Welcome to your new home: a three-bedroom gem nestled in a family-friendly locale on a generous 792m<sup>2</sup> approx. allotment. This abode is a delightful blend of edgy, eclectic, and chic, making it perfect for first-time buyers, downsizers, or families seeking a fun and inviting space. Imagine waking up to the spectacular views of Mount Macedon, visible from your dining, lounge, kitchen, and alfresco areas. The kitchen is a culinary dream with timber benches, deep cupboards, a pantry, dishwasher, wall oven, and induction cooktop. But the standout feature is the servery window above the sink, opening to the alfresco area—ideal for entertaining with a backdrop of magical mountain vistas. Double doors extend the living space to a covered entertaining area, allowing you to enjoy outdoor gatherings all year round. The lounge and dining areas boast a rustic timber beam and timber floors throughout, adding to the home's character. Cozy up by the freestanding wood fire or stay comfortable year-round with split system heating and cooling, double-glazed windows and fully insulated roof and walls. The premium 6.6kw solar panel system provides most of the needed electricity making this home as eco-friendly as it is stylish. The master bedroom, with its walk-in robe, captures the northern and morning sun and features an exterior door that opens to a backyard brimming with creativity and fun. The common bathroom and powder room are centrally located for convenience, while bedrooms 2 and 3 include built-in robes. Step outside to discover a native garden adorned with banksias, she-oaks and wattles. Embrace permaculture in your sunlit backyard with raised veggie beds, berry gardens, an arbour, espalier apples/pears, productive peach, cherry, plum, and other fruit trees along with a propagation shed. Kids will adore the fort, complete with a bunny house and aviary below, while the chook house ensures fresh eggs daily. The rainwater tank, separate workshop, and studio which includes a built in desk is ideal for a work from home office, music studio or creative space. Located just around the corner from a children's playground and a five-mile running track, and within walking distance to the primary school, childcare, main street shops, and V/Line train station, this home offers convenience and community. Embrace a lifestyle of comfort, creativity, and connection in this enchanting haven.