

# 21 Coach Road, Woodend, Vic 3442



## Sold House

Tuesday, 20 February 2024

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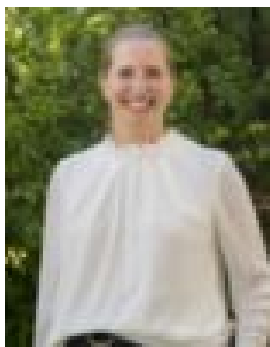
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Elona Jaeschke  
0354264430



Jodi Bremner  
0417011702

**\$996,000**

"Sundowner" greets you with an idyllic setting, where you'll find yourself enveloped in the timeless beauty of a traditional country cottage on approximately 5.7 acres. Situated in the sought-after locale where the iconic Hanging Rock and majestic Mount Macedon watch over, this property invites you to embrace the quintessential country lifestyle, complete with the potential for a bed and breakfast retreat (STCA). The home captures the essence of lifestyle living with its two-bedroom layout. Inside, an updated kitchen and a spacious living/dining area await, ensuring a perfect blend of classic and contemporary living. Picture yourself savouring a leisurely alfresco meal, relaxing in your own private setting. As the sun descends on the horizon, it casts its golden glow on a serene dam with its very own pontoon, inviting you to cast your line and catch fresh Murray Cod. The tranquillity here is unmatched. The 5.7 acres (approx.) of flat land and complete with two fully fenced paddocks and an electric perimeter fence. An established orchard graces the property, growing an array of nuts and stone fruits while the garden plays host to an array of Camellia's, Maples, Waratahs, Azaleas, and Rhododendrons to name a few. Aviaries, shedding, and integrated water tanks totalling 85,900 litres with overflows to the dam ensure that you have everything you need for a self-sustaining lifestyle. In addition to bore water and a water trough for your open paddock, you'll also find a clear-span carport and garage, providing ample parking space for multiple vehicles. Modern conveniences like a dishwasher, alarm system, surround sound system and heating/cooling add the perfect touch to this charming country residence. "Sundowner" offers you the chance to reconnect with nature, all while enjoying the convenience of easy freeway access, local wineries, the charming Newham village, and nearby to schools (Newham, Heskett and Woodend). Don't miss your opportunity to live the country cottage dream, right in the heart of a highly-coveted location. "Sundowner" is not just a home; it's a lifestyle waiting to be lived. Property Highlights: - 5.7 acres (approx.) of land - Two fully fenced paddocks - Orchard bearing nuts and stone fruits - Aviaries, outbuildings, and an abundant water supply (tanks & bore) - Plenty of parking space with a clear-span carport and garage - Modern comforts - dishwasher, alarm system, heating/cooling - Large 15 x 6 metre Shed Location: - Woodend - 5 min drive - Newham & Heskett - 3 min drive - Hanging Rock - 1 min drive (1.4 km walk) - V/Line train to Melbourne