

25 Noonan Grove, Woodend, Vic 3442



House For Sale

Thursday, 11 April 2024

25 Noonan Grove, Woodend, Vic 3442

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2038 m2

Type: House



Leanne Pearman



Tom May
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\$1,250,000 - \$1,350,000

Surrounded by just over ½ acre of stunning gardens creating a private sanctuary is this classic character home, perfectly located being a short stroll from the train station and town amenities. A rare offering in a coveted area of Woodend. A private front hedge and paved brick driveway entice you in to explore the garden, with magnificent Oak, Maple and Weeping Cherry gracing the front and a stunning Golden Ash the centrepiece of the rear yard, encircled by a hand crafted iron seat. Stone walls, paving, decking and expanses of lawn offer places to linger and entertain while admiring the delightful autumn colours of ornamental grape spilling over the wrap around verandah, best viewed from the enclosed spa. Inside, you'll be enchanted by the use of timber and angled rooflines to create a home that is both unique and inviting. Warm yourself by the fire, cook up a storm in the spacious kitchen or luxuriate in the main bedroom with soaring cathedral ceiling and charming balcony. Three further bedrooms offer beautiful garden views and have built in storage, and the library/home office with wall of shelving needs to be seen to be appreciated. Reverse cycle split systems offset by 5kw solar and gas ducted heating in addition to the woodfire ensure warmth in the coldest months. The finishing touch is the garage/studio with workshop, storage area and loft which would make a fantastic office, gym, teenage retreat or B&B opportunity. If you are seeking home brimming with character, with a delightful garden in a central location, look no further.