

# 4 Woodlands Avenue, Emerald, Vic 3782



## House For Sale

Friday, 17 May 2024

4 Woodlands Avenue, Emerald, Vic 3782

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1015 m2

Type: House



Jacqui Ryder  
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**\$850,000 - \$900,000**

Nestled on a spacious 1015m<sup>2</sup> allotment in the heart of Emerald, stands this lovingly cared for family home, cherished by its residents for its warmth and comfort. Thoughtfully designed to accommodate the forever changing needs of a growing family, this home boasts an array of inviting spaces, including three distinct living areas. Downstairs, a versatile rumpus room, complete with a convenient bar, offers the perfect venue for lively gatherings with loved ones, complemented by direct access to the expansive yard. Ascend to the upper level to discover a generous living room, adorned with a captivating view, enhanced by both gas ducted heating and air conditioning for year-round comfort. Step through the adjoining door to embrace outdoor living on the balcony, ideal for indulging in alfresco dining experiences. At the heart of the home lies the impressive gourmet kitchen, fully renovated to exude elegance and functionality, featuring lavish marble benchtops and a striking waterfall bench. Abundant cabinetry, top-of-the-line appliances including a dishwasher, and a spacious meals area complete this culinary haven. There are four well-appointed bedrooms, with the master suite transformed into a lavish retreat boasting a fully renovated walk-in ensuite and walk-in robe. The remaining bedrooms offer ample space, with two featuring built-in robes and the fourth equipped with a built-in desk and cupboards. The updated family bathroom, boasting a sleek frameless shower, bath and huge vanity serves the needs of the household with style and convenience. Outdoors, the fully fenced yard provides a secure playground for both children and pets, is an inviting space for relaxation and unwinding. For automotive enthusiasts or tradespeople, the property offers ample storage solutions, including a double carport and double garage, all accessible via the paved driveway. Situated within walking distance of shops, Primary School, arts society, kindergarten, and picturesque walking trails, this property epitomizes convenient living in an idyllic locale, catering to every facet of modern family life.