

# 42 Woodlea Court, Woodend, Vic 3442



## Sold House

Friday, 11 August 2023

42 Woodlea Court, Woodend, Vic 3442

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1 m2

Type: House



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## Contact agent

Entry is via SPENCER ROAD. Situated on a 4 acre (approx.) block, this expansive four bedroom plus study, two bathroom home presents distinct mid-century modern flair and an organic connection with nature. Of original mud-brick design with gorgeous deep set wraparound verandas, the home opens to a lounge with a wood-fuelled fireplace, effortlessly introducing relaxed sophistication to create an atmosphere that is both inviting and harmonious. A generous kitchen with vast amounts of bench space, Miele dishwasher, stainless steel double ovens and 900mm gas cooking, elegantly services the meals and living areas. Superbly positioned accommodation places the master bedroom with ensuite and walk-in robe to its own wing, with remaining bedrooms, the study, and the central bathroom privately positioned to capture the essence of the landscape. Double glazed throughout, the home also features two king sized mezzanine loft areas to two bedrooms, built-in robes, reverse cycle air conditioning, a double carport, and ceiling fans. In addition to the main house, a 9m x 15m powered, concreted, insulated shed, has been partially converted to act as a self-contained retreat and presents endless possibilities for creative pursuits, relaxation, or simply enjoying the peaceful ambience. It could also serve as a holiday rental, art barn, yoga/wellness centre, or other holistic endeavour (all STCA). Other features include 6 water tanks (min. 132KL total), 6kW solar panels, Sanden heat pump, bore, a dam, oversized powered utility shed, garden shed, chicken coop and more. This is a wonderful opportunity to engage in a genuine tree change while immersing yourself in the serene beauty of this remarkable rural lifestyle property – all while being close to Woodend township shops, cafés, pubs and restaurants with easy access to V/Line train station, schools and the Calder Freeway.