

**44 South Road, Woodend, Vic 3442**



**House For Sale**

Thursday, 25 January 2024

44 South Road, Woodend, Vic 3442

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 3935 m2**

**Type: House**



Joshua Reeves  
0438821093



Aaron Hill  
0397441455

**\$875,000 - \$925,000**

Nestled at the conclusion of a tranquil country lane, this expansive property spanning 3935m<sup>2</sup> (approx.) eagerly awaits its next caretaker. As you traverse the quiet path, the distinctive Fasham Johnston residence, renowned for its flat roof and captivating architectural features, reveals itself against the backdrop. Stepping through the front door beneath the carport, an immediate sense of uniqueness envelops you. The spacious L-shaped living room, embraced by lush greenery from every vantage point, seamlessly transitions into an even more expansive family room, offering ample space for diverse occasions. The original kitchen boasts timeless timber cabinetry, complemented by a modernized cooktop and oven to fulfil all your culinary needs. Nestled at the rear of the residence, three bedrooms are conveniently served by the family bathroom, ensuring accessibility for all. Venturing outside, the landscape unfolds like a canvas awaiting your creative touch. The garden, adorned with a diverse array of flora and fauna, intertwines with meandering paths, promising moments of pure enjoyment as you explore its enchanting nooks. Among its many features, the property boasts a Coonara fireplace, a split system for climate control, and two expansive sheds. Ideally situated in the picturesque town of Woodend, this residence offers the convenience of local shops, supermarkets, schools, and a train station. It extends an irresistible invitation to be the next place you proudly call home.