

440 Tylden Woodend Road, Woodend, Vic 3442



House For Sale

Saturday, 20 April 2024

440 Tylden Woodend Road, Woodend, Vic 3442

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 29 m2

Type: House



Nathaniel Briggs
0354222127



Tamara Mactier
0354222127

\$2,350,000 - \$2,400,000

This beautiful lifestyle property is situated within rolling green hills just minutes from Woodend and offers a stunning main residence along with guest/staff accommodation. The property is set across 72 acres (approx.) of lush pastoral land surrounded by natural beauty and has Campaspe River frontage. Accessed through secure automated gates and a beautiful tree lined driveway the home is sited to give complete privacy. Upon entering the quality built main residence, you are greeted by a grand entry foyer with soaring ceilings and polished hardwood flooring. Expansive living and dining areas surround a spectacular kitchen, which boasts granite benchtops, Jarrah timber cabinetry, and top-of-the-line appliances, including a Smeg cooktop, double-drawer dishwasher, and concealed butler's style pantry. A large open living and dining space flows effortlessly from the kitchen and through to the outdoor entertaining space. With large, double-glazed windows throughout, garden, and long countryside views are enjoyed by each room. A separate family room with a bar and offers additional options for entertaining or relaxing. There is a large home office with inbuilt storage along with a separate powder room and large laundry/mud room. The main bedroom features two walk-in robes and beautiful ensuite with twin vanity, spa bath and shower. Upstairs, a flexible retreat/study area complements three more bedrooms, each offering spectacular lush views and a large central family bathroom. The spacious covered alfresco area complete with external heating/cooling, awnings, and a picture window capture elevated landscape views and is perfect for outdoor entertaining. The garden is gorgeous and rolls down to approximately 280m of Campaspe River frontage. Outside, a large Colourbond 8-bay shed/workshop houses a self-contained one bedroom, one bathroom unit with a living, meals, and kitchen. Experience an idyllic rural existence while maintaining excellent convenience to all amenities within a 4km drive to Woodend township, and only a 45-minute drive to Melbourne city. Features include:

- 7 dams
- 2 Bores
- Expansive tank water
- 20m x 10m farm shed/workshop
- 30m x 10m semi-open hayshed with enclosed storage area
- Tractor/stock shelter
- Multiple paddocks ideal for horses, cattle, sheep, or livestock
- Double glazing
- Split system air conditioning
- Gas log fire
- Woodfire
- CCTV security
- Oversized double garage
- Attic storage
- Ducted vacuum