

**46 Woodstock Drive, Doreen, Vic 3754**

CHWYLA

**House For Sale**

Tuesday, 7 May 2024

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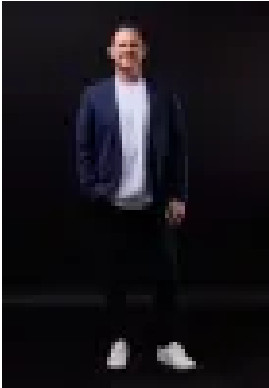
**Bedrooms: 4**

**Bathrooms: 2**

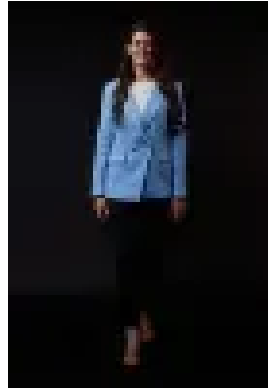
**Parkings: 2**

**Area: 1058 m2**

**Type: House**



Paul Chwyla  
0386009995



Stacy Richards  
0386009995

**\$1,450,000 - \$1,520,000**

Expressions of Interest closing Monday 3rd of June at 7:00pm (Unless sold prior) Make more of : 1,058m<sup>2</sup> block 2 Original Laurimar 2 Street presence 2 Character home 2 Four bedrooms 2 Two bathrooms 2 Two powder rooms 2 Three living areas 2 Double garage 2 Roller door access into backyard 2 Solar heated pool 2 Front verandah 2 Security door 2 Timber floorboards 2 Fresh paint 2 High ceilings 2 Ceiling roses 2 Feature cornices 2 Feature archways 2 Pendant lighting 2 Downlights 2 Stone kitchen benchtops 2 900mm appliances 2 Dishwasher 2 Pantry 2 Laundry with considerable built-in storage 2 Bedrooms with built-in robes 2 Upstairs linen storage 2 Gas log fireplace with stone finishes 2 Multiple split systems 2 Covered alfresco with ceiling fan 2 Glass panel pool fencing 2 Additional covered outdoor sitting area 2 Established gardens 2 Veggie gardens 2 Lemon trees 2 Water tank 2 Garden shed 2 Separate fenced areas for pets 2 New Colourbond fencing 2 Surrounded by high end homes 2 Quiet street 2 300m to Jo Jayz Café 2 300m to bus stop 2 400m to Hazel Glen Drive park 2 650m to Hilltop Park, BBQ area, basketball court 2 1.1km to Laurimar shops 2 The initial appeal – A statement home with street presence, on a 1,059m<sup>2</sup> block in Original Laurimar, surrounded by high end properties. Just look at that library area with oversized windows, cathedral ceilings, square set cornices and natural light flowing in from everywhere: work from home from here. The main attraction – A welcoming, character-filled home that will warm your heart: timber floorboards, high ceilings, feature cornices, ceiling roses with pendant lights, statement archways, a gas log fireplace with stone finishes. Outside, it's the big, north-facing backyard with a pool with glass panel pool fencing, leafy landscaping and an extra sitting / thinking / reading spot. Your journey here starts this Saturday.