

**9 Washington Lane, Woodend, Vic 3442**



**Sold House**

Thursday, 19 October 2023

9 Washington Lane, Woodend, Vic 3442

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2003 m2**

**Type: House**



Leanne Pearman



Jenny Stewart  
0408389071

**\$1,320,000**

Located just a short walk to Woodend train station and town centre you'll discover this quality home of grand proportions, sitting comfortably within 2,002 sqm (approx.) of delightful established garden. Built to last with comfort front of mind, the expansive home boasts a double brick exterior, double glazed windows, hardwood floors, generous high ceilings and zoned ducted reverse cycle heating and cooling, with a flexible floorplan and spacious rooms designed to accommodate the largest of families. An inviting verandah opens to a sizeable central hallway, the Main bedroom with elegant bay window, ensuite and large walk-in robe to the right and to the left a light filled lounge with open fireplace. Further along the hall are a bedroom with BIR and a fabulous study or 5th bedroom with French doors and ample shelving, and soon you arrive at the entertaining heart of the home - the impressive kitchen/dining area. Perfectly designed for large cook ups and family gatherings, the kitchen features abundant storage including a huge walk-in pantry and substantial bench space, while large sliding doors seamlessly connect the area to the superb North-facing deck. A versatile rear living room and two further bedrooms with BIR and study nooks, along with a family bathroom with separate toilet, plus an integrated double garage complete the internal space. Outside the garden is a delight, with wonderful Maples, Camellias, hedges and shrubs providing both privacy and colour, while wicking beds located near the deck supply veggies and herbs for the home cook. A generous lawn and secure fencing are ideal for pets and children to play safely, and storage for tools and toys is not a problem with a handy double garage with workshop and carport. Offering quality and versatility, this home must be inspected to be fully appreciated.