

**87 Russells Road, Woodend North, Vic 3442**



**Acreage For Sale**

Tuesday, 2 July 2024

87 Russells Road, Woodend North, Vic 3442

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 2 m2**

**Type: Acreage**



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**\$1,600,000 - \$1,750,000**

Poised on 6.74 acres (approx.) of magnificent gardens surrounded by green paddocks, this quality family home is a true sanctuary where meticulous landscaping, luxurious interiors, and practical amenities create a lifestyle of unparalleled comfort. Accessed from a sealed road, the residence is approached via a beautiful tree-lined circular driveway. A deep set full-width veranda offers a wonderful introduction to the home, where a genuine leadlight front door opens to a defined entry alcove. Inside, spacious lounge, dining, meals, and living areas seamlessly connect with the lavishly appointed kitchen at the home's heart. The kitchen showcases imported Italian Blue Pearl bullnose marble surfaces, with a full serving area and high-end appliances including 2 Westinghouse wall ovens, a 5-zone cooktop, and 2 Bosch dishwashers, catering to large gatherings while also perfect for everyday use. A deep-set back veranda with an exterior fan and lighting furthers the entertaining zones, while enclosed verandas offer use as sunny sitting areas. Accommodation comprises four bedrooms; the main bedroom suite offering a walk-in robe and fully tiled ensuite, while the three remaining bedrooms are all fitted with built-in robes and serviced by the central bathroom. The fully tiled bathroom defines modern luxury, while a 3rd toilet positioned off the internal laundry adds extra convenience. Also to the residence is an integrated remote-controlled double garage with storage, utility/mudroom, reverse cycle air conditioning, ducted heating, a wood-fuelled heater, skylights, and ceiling fans. Beyond the main residence, a separate powered bungalow with split system heating/cooling offers versatility as guest accommodation, a home office, or studio space. Further infrastructure includes a shed with a clear span roller door for secure parking plus 3 open bays, a dog run, multiple paddocks with power and water to all, excellent farm fencing, a 27,500-liter water tank, and bore with potable water. But perhaps the absolute highlight of this property is its magnificent garden. A testament to meticulous planning and a love of nature, the garden hosts over 2000 bulbs that bloom across the garden seasonally. Conveniently located just minutes from Calder Freeway and Woodend town centre with its village shops, cafés, supermarkets, wine bars, and V/Line train station. Your blissful rural lifestyle awaits!