

# 2 Woodworth Street, New Gisborne, Vic 3438



## House For Sale

Friday, 10 May 2024

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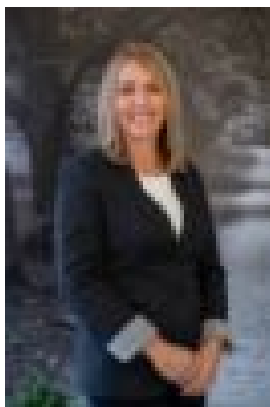
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 797 m2**

**Type: House**



Helen Sankey  
0421314596

**\$650,000 - \$695,000**

Nestled in an established location in New Gisborne, this charming home epitomises convenience and potential. Ideally situated within walking distance of Gisborne Train Station, the popular Baringo Café and Pub, local primary schools and sports and recreation facilities, it offers the perfect blend of lifestyle and accessibility. Boasting polished timber floorboards throughout, this established home features 4 bedrooms with built-in robes, complemented by a spacious central bathroom complete with a luxurious corner spa. The expansive formal lounge room, adorned with a cosy combustion fire, provides an inviting retreat for relaxation and entertainment. The heart of the home lies in the central kitchen and dining area, seamlessly flowing into an adjoining living room, also enhanced by a combustion fire. The updated kitchen boasts modern amenities, including an induction cooktop and under-bench oven, ample storage options and generous bench space. Conveniently adjacent, the laundry includes a second toilet for added functionality. Step outside to discover the generous side pergola, featuring raised timber decking, perfect for alfresco dining and gatherings. French doors off the living room lead to an additional rear decking and pergola area, providing further outdoor enjoyment opportunities. Access to the rear shed and small garden shed is facilitated through double Colourbond gates, offering ease of storage and maintenance. The private yard, enveloped by open parkland at the rear, creates an idyllic setting for relaxation and outdoor activities. Comfort is assured year-round with the convenience of split-system heating and cooling in both the formal lounge and central living area. Freshly repainted inside, with new curtains throughout, this home is poised for immediate enjoyment. Its proximity to Ross Watt Park and New Gisborne Tennis Courts, coupled with easy access to the Calder Freeway, ensures seamless commuting for city-bound travellers. Whether you're a first-time buyer, savvy investor or downsizer seeking the ultimate in convenience, this property presents an exceptional opportunity to embrace the coveted lifestyle of New Gisborne.