

32 Ashbourne Road, Woodend, Vic 3442



House For Sale

Sunday, 23 June 2024

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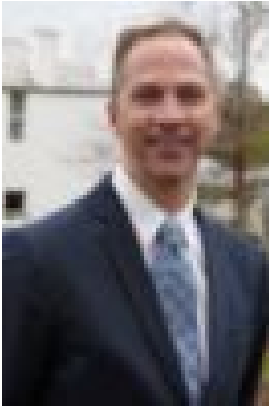
Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 2023 m2

Type: House



Travis Cole
0428202672



Beverley Higgs
0448271222

\$1,275,000 - \$1,325,000

Discover the charm of country living with this modern large family home, set on an inviting and sprawling half-acre allotment in the heart of Woodend. Located within walking distance to the train station and main street shopping, this home combines convenience with a serene lifestyle. Inspired by Hamptons elegance, the spacious ground floor features an open-plan living room, beautifully centred around a dining area and a classic U-shaped kitchen. Quality fittings abound, including 2-pak baked enamel cabinetry, subway tiles, and a 900mm oven with a six-burner gas stove top. The chef of the family will love the under-bench pull-out fridge/freezer/wine store, large bench tops and the walk-in pantry. The ground level boasts large living areas with timber floors and bi-fold aluminium doors that open to a garden, perfect for western evening entertaining. The eastern side reveals an enclosed morning courtyard, a paved service area, and a dog run. The main bathroom and bedrooms three and four are also on this floor, with the fourth bedroom (or a second master) featuring an ensuite, ideal for guests or grandparents. Upstairs, a huge living area/rumpus with a balcony offers breathtaking sunsets over the Ashbourne hills, creating a perfect retreat for teenagers. The master bedroom enjoys the same stunning views and includes a well-appointed walk-in robe and ensuite. The second upstairs bedroom is spacious with built-in robes. Double-glazing to the first floor ensures comfort and energy efficiency. The home is equipped with ducted heating, split system heating/cooling in the upstairs rumpus, and an instantaneous gas hot water system. Storage is a standout feature, with large walk-in linens on both floors, internal fit outs in all robes, and an understair storage/cloak cupboard at the entry. A large laundry provides ample bench space, overhead cabinetry, and hanging areas, making it a practical luxury for any family. The fully lined double garage/workshop spans nearly 10m x 10m with a reinforced concrete floor and roof trusses designed to accommodate a car hoist and mezzanine storage overhead. It's perfect for car enthusiasts, handy persons, or those needing space for caravan or boat storage. An extended garden shed ensures tools are kept separate from 'toys,' adding to the property's functionality. Embrace the perfect blend of modern comfort and country charm with this exceptional home in Woodend.