

77 Hoburd Drive, Woodend, VIC, 3442



House For Sale

Wednesday, 14 August 2024

77 Hoburd Drive, Woodend, VIC, 3442

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Leanne Pearman

Woodend lifestyle in a coveted address

Located just a few minutes from Woodend town centre in a peaceful leafy street, a long private driveway leads you up to this well-maintained brick veneer home set within a very manageable 4 acres (approx. 1.62 ha) of established garden. The perfect blend of cleared land and native bush habitat, with fenced paddocks and a winter creek, this property has the potential to cater to horses or a few sheep or cows, as well as the local wildlife that are frequent visitors.

Offering a fantastic floorplan with three double bedrooms plus a study or 4th bedroom, large windows feature in every room, capturing views to the garden. The updated kitchen is at the heart of the home, featuring stone benchtops with a generous breakfast bar, 900mm stainless steel cooker and loads of storage. The open plan links the kitchen to the casual dining area and lounge, while the formal dining and main living room with wood fire are fantastic places for entertaining friends. Further improvements that have been made over time include bamboo flooring, ducted reverse cycle heating and cooling, plus two updated bathrooms and laundry. Conveniently the property is connected to town water plus tank water, and fixed wireless NBN is available.

Outside the spacious grounds are a lovely mixture of cleared lawn, Native and European trees and established plants, with a bank of Camellias and Roses along the verandah providing seasonal colour. A veggie garden with greenhouse sits behind the 6 x 9 m garage with workshop and carport plus horse float or caravan storage. With school bus stops nearby and the amenities of Woodend town centre just minutes away, this home presents a wonderful opportunity to create the dream country lifestyle you've always imagined.