

# 9 Woodfern Court, Highton, Vic 3216



## House For Sale

Sunday, 23 June 2024

9 Woodfern Court, Highton, Vic 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Yan Lin  
0352294440



Matthew Roberts  
0488616754

**\$649,000 - \$709,000**

This well-appointed home offers an unbeatable location in a peaceful court, just moments from Porter Ave Shops, Highton Village Cafe Precinct, and Waurin Ponds Shopping Complex. Superbly situated on a substantial 650sqm (approx.) north-facing rear yard in a quiet and private part of 'Old Highton', this fabulous single-level residence provides a family-friendly floor plan sure to please those seeking great accommodation. While the interiors are ready for a refresh, the home has been freshly painted throughout and enjoys a floor plan that is undeniably designed for idyllic family living. The double-door entry opens to a sunken lounge room with bay windows and a designated space for a home office. The L-shaped kitchen offers generous storage, a gas cooktop, a dishwasher, a double sink, and a peninsula with bar stool seating for casual dining. The main dining area opens onto a covered space perfect for entertaining. The home features three generous bedrooms, all with ample storage and natural light, including a master with a walk-in closet and ensuite. Additional features include a spacious family bathroom with a separate w/c, split system cooling, gas hot water, and plenty of off-street parking, including a powered garage. You can change a home, but you can't change its location, and it doesn't get much better than this highly sought-after area. Renowned for its quality schools—Bellaire, Clairvaux, Belmont High, and Christian College Junior/Middle School—all within walking distance, this home offers an incredible opportunity for anyone who values convenience. With Deakin University, Epworth Hospital, and the M1 providing access to Melbourne in under an hour, a convenient lifestyle is practically guaranteed.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.