



Sold

2428 sq. m

204 Bridge Road, Woodford

Haven on the Merri

Gleeson Real Estate are delighted to offer this beautiful country home to the market. With enchanting views of the Merri River Valley and set on a generous 2428m², this property is idyllic.

The two-storey weathertex clad home features three bedrooms, two living rooms, study, two bathrooms (main/ensuite), laundry, and is surrounded by verandas to the north and south, plus a two-car garage, solar panels and large freshwater tanks.

Downstairs, the layout consists of the 'main' living. On entry you are greeted by the sitting room and lounge. The spacious lounge room is warm and comforting, with ceiling decorative cornices, fireplace mantle and gas log fire. The floor-to-ceiling sliding windows light up the living room during the day and will enhance the room at dusk, making the most of the natural outlook.

Adjoining the living is the open kitchen and dining area. The kitchen contains a dishwasher, electric oven and stovetop, and ample cabinetry and there is a split

**Sold : \$680,000 -
\$730,000**

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system Air Conditioning unit in kitchen and living area, for added comfort.

The two downstairs bedrooms are charming, with soft warm tones chosen for the carpet and block out curtains, built-in-robos and panel wainscoting. There's a split system in one bedroom and a wall panel heater in the other. The nearby functional family bathroom consists of shower, bath and cabinet vanity.

Upstairs consists of the master bedroom with walk-in-robe and ensuite, with incredible outlooks over the Merri valley, all from your own balcony. The large study adjoining the master is currently utilised as a workspace and has garden views.

Outdoors, there is so much room to make it your own. The long undercover timber verandas on each side of the house add to the liveability of this gem. The back veranda has safety railing and two staircases to the lawn. With a two car lock up garage and workshop, and an abundance of lawn on a gentle slope down to the Merri, what an opportunity to create a haven on the Merri.

Located only 100m to Woodford Primary and 9km to Warrnambool, this property is an absolute gem.

Contact Jeremy today to make this home yours.