



## Unique Split-Level Family Home Close To Woodend Township



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### 22 Stuart Drive, Woodend

Sold for \$825,000 (Mar 25, 2025)

#### INSPECTION BY APPOINTMENT ONLY

Sitting pride of place behind a wonderful Windsor picket fence and nestled in the picturesque township of Woodend, this unique Clive Wade designed split-level, 4-bedroom, 2-bathroom residence at 22 Stuart Drive is a perfect blend of comfort, style, and convenience. This property is an exceptional opportunity for families, downsizers and investors alike.

As with all split-level homes, this home provides a feeling of space, and divided spaces to live and work in. Boasting four comfortable bedrooms, retreat to one of the four bedrooms, each designed with comfort in mind. The main bedroom includes a private ensuite, offering a tranquil escape at the end of the day and a WIR. The three other bedrooms all have BIR's and there is a centrally located bathroom.

Presenting with open plan living and dining areas, perfect for entertaining family and friends. Key features about this home you'll appreciate are large, double-glazed windows and a kitchen skylight help flood the home with natural light, creating a warm and inviting atmosphere. The split-level design of the home provides a wonderful front expansive lounge/living space, featuring cathedral ceiling and bi-directional ceiling fans, the home delivers with a combination of delightful, timber floors and carpeted rooms featuring a variety of private and open spaces throughout.

<b>Property ID:</b>	L17270897
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	185
<b>Carports:</b>	2
<b>Land Area:</b>	791.0 sqm

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**Rod Callins**  
0457681560  
[rod.callins@gisborne.rh.com.au](mailto:rod.callins@gisborne.rh.com.au)

A classic, centrally located kitchen is well-appointed, features timber cabinetry, gas cooktop, wall oven, ample counter space and storage. There is a handy storage/drying room and laundry. This quality insulated home assures comfort, with gas ducted heating, log fireplace, panel heaters and split system air conditioner.

Step outside to discover established gardens, at the front of the home, you'll immediately be drawn to the two majestic mature Birch trees, attracting bird life and providing shade in the afternoon summer sun. Rose bushes, English and French Lavender, Camellias, lilies, Rosemary and ornamental Pear tree are just some of the plants in this garden. The Rear yard is screened for privacy by a row of Pittosporum trees. There is a general purpose shed and a separate open woodshed.

This home also includes a double carport, good storage solutions, and energy-efficient features, including LED downlights in the dining room, kitchen and bathrooms, plus double glazed windows throughout, ensuring comfort and convenience year-round.

Situated in a family-friendly neighbourhood, this property is conveniently located near the primary school, parks, and local amenities. Enjoy the vibrant community atmosphere while being just a short drive or stroll from the heart of Woodend.

Don't miss your chance to secure this beautiful family home in Woodend.

Contact us today to arrange a private viewing and experience all that 22 Stuart Drive has to offer!

\*ID required upon inspection.