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Property Details



9 Woodlands Avenue, SASSAFRAS

**ONE ACRE GARDEN WONDERLAND -
PRISTINE MOUNTAIN RETREAT**

4 2 4

\$1,120,000 -

\$1,220,000

Air Conditioning

Split System Air Conditioni
ng

Balcony

Dishwasher

To find a property that has been perfectly maintained by the owners since they designed and built their ideal family home, is certainly a rare find. Secluded from the street via a long sweeping driveway you approach the remote triple garage and entry with the elevated four bedroom (plus study) home sitting proudly above.

The ever popular open plan kitchen/ meals/ family TV room is the hub of the home plus a

second living room being the formal lounge/dining with a cosy log fire. Vaulted ceilings throughout ,

light colour tonings and huge picture windows really brings the outside vista of mother nature into the home. You will enjoy morning sunshine streaming in through the kitchen breakfast window or sit out on the front veranda to enjoy a quiet

cuppa or coffee. The kitchen is so inviting and practical

with a walk around island bench, dishwasher, gas hot plates , electric oven and ample cupboard space. Four comfortable bedrooms with built in robes and the master being at the other end of the home with a full ensuite and walk in robe. The study at the moment is dad's tinkering all purpose room. Downstairs to an amazing tradies delight with the triple garage/workshop for all those projects and brilliant storage. There is an extra car port and store shed as well.

Now the garden is a real pleasure to admire magnificent mature golden elms , roodies, ferns and camelias are simply stunning to stroll through and unwind after a long day.

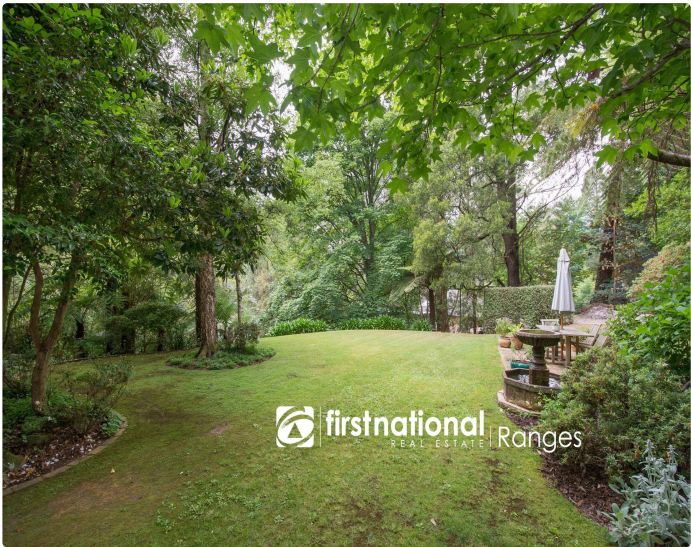
Located in what seems like a quiet country road yet Sassafras village is literally a short walk at the end of the street. This is the first time this home has EVER been offered for sale so don't miss the open day for your chance to call Sassafras home.

Contact: - GRANT SKIPSEY
0418528102

<https://www.consumer.vic.gov.au/duediligencechecklist>

Please note: All property details listed were current at the time of publishing.

[Statement of Information](#)







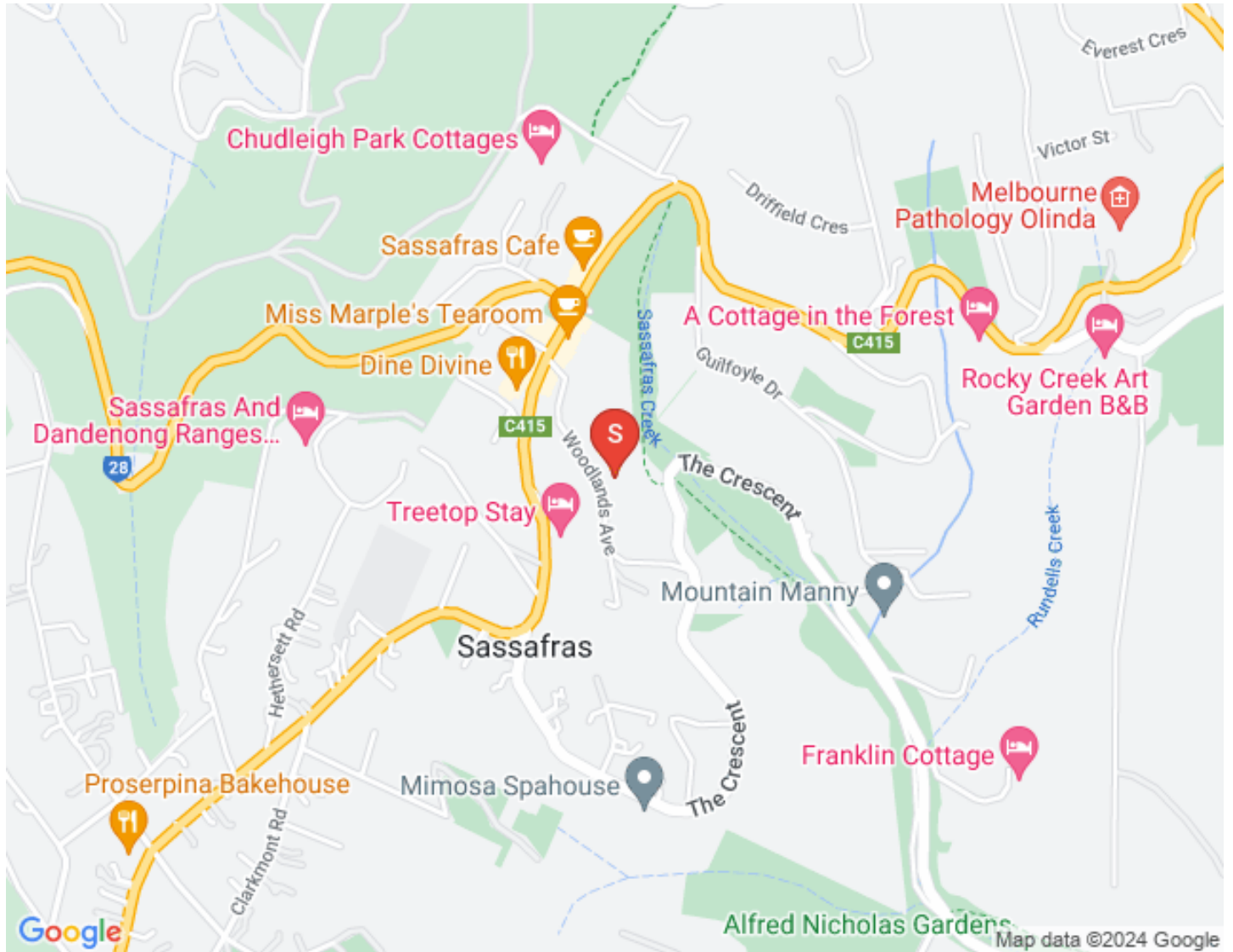


9 Woodland Avenue SASSAFRAS



Approx. 265m² - 242m²
 *While every precaution has been taken to verify this information, it does not constitute any representation by the agent or vendor.

Location



Pricing Information

The property at 9 Woodlands Avenue, SASSAFRAS is currently for sale at \$1,120,000 - \$1,220,000.

Click here to view the [Statement of Information](#)

Neighbouring Suburbs

Belgrave

A Character Of Its Own



BELGRAVE



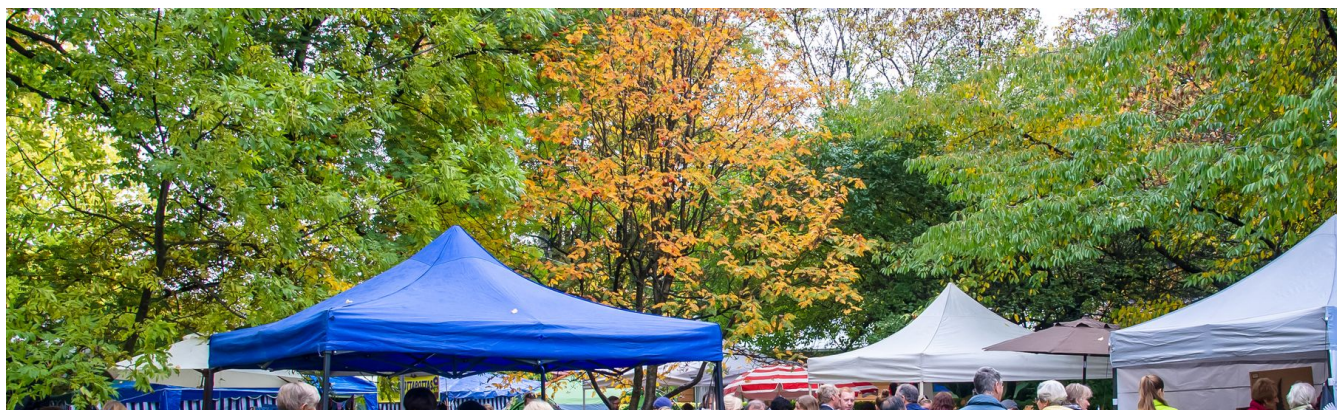
Belgrave South

Just a Little South - Click here to find out more about the

- [Belgrave South Suburb Profile](#)



BELGRAVE SOUTH



Cockatoo

A Better Place to Live - Click here to find out more about the

- [Cockatoo Suburb Profile](#)



COCKATOO



Emerald

Get the life you're Looking for - Click here to find out more
about the - [Emerald Suburb Profile](#)



EMERALD



Ferny Creek

Surrounded by Nature - Click here to find out more about the

- [Ferny Creek Suburb Profile](#)



FERNY CREEK

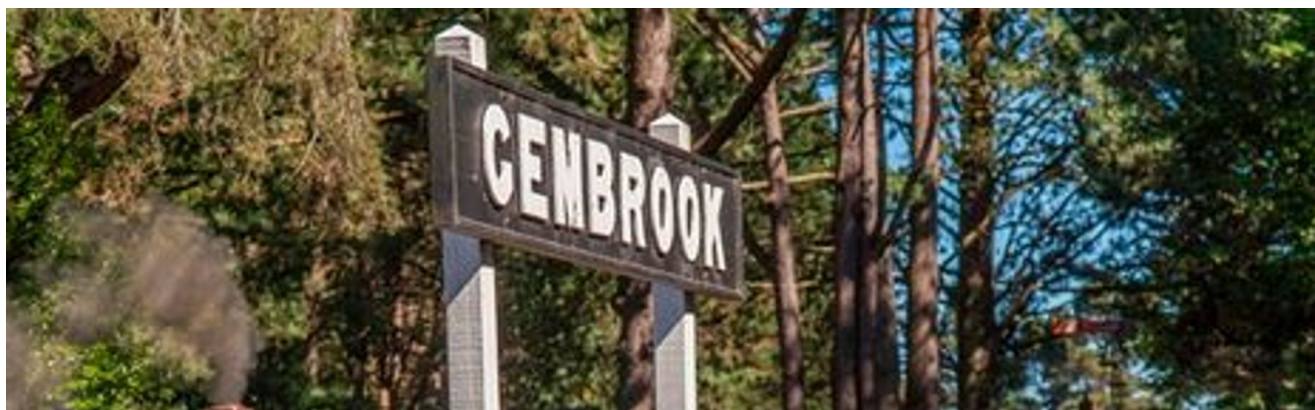


Gembrook

A Destination that Matters - Click here to find out more
about the - [Gembrook Suburb Profile](#)



GEMBROOK



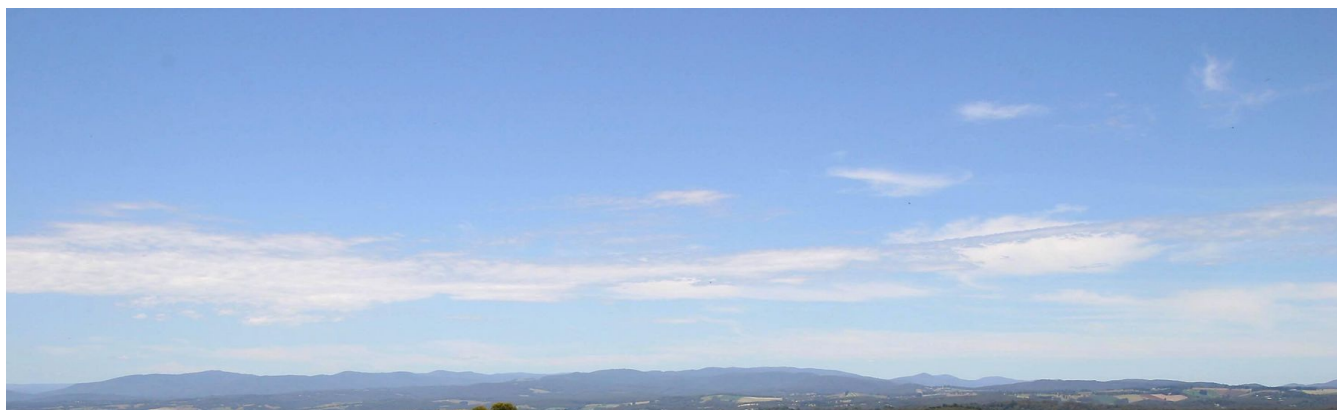
Kallista

Tourisim Village - Click here to find out more about the - [Kallista](#)

[Suburb Profile](#)



KALLISTA



Macclesfield

Horse Lovers Paradise - Click here to find out more about the

- [Macclesfield Suburb Profile](#)



MACCLESFIELD



Menzies Creek

Leafy Green - Click here to find out more about the - [Menzies Creek](#)

[Suburb Profile](#)



MENZIES CREEK



Monbulk

Hiding Place In The Hills - Click here to find out more about the - [Monbulk Suburb Profile](#)



MONBULK



Olinda

Charming Village - Click here to find out more about the [Olinda](#)
[Suburb Profile](#)



OLINDA



Sassafras

Devonshire Teas And More - Click here to find out more about the - [Sassafras Suburb Profile](#)



SASSAFRAS



Selby

A Place To Belong - Click here to find out more about the [Selby](#)

[Suburb Profile](#)



SELBY



Tecoma

Don't Miss It! - Click here to find out more about the [Tecoma](#)

[Suburb Profile](#)



TECOMA



The Patch

Small but Scenic - Click here to find out more about the - [The](#)

[Patch Suburb Profile](#)



THE PATCH

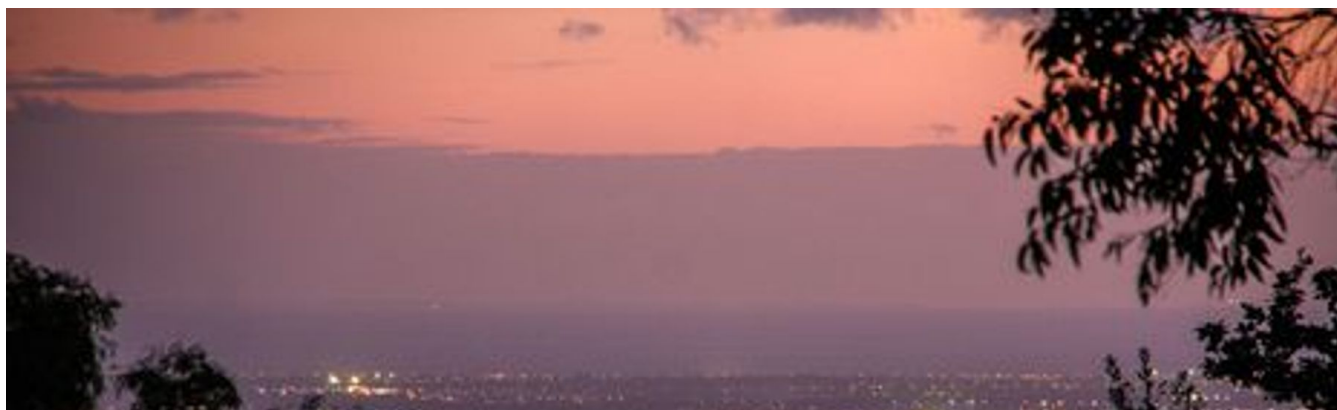


Upwey

Engage Upwey's Favourite - Click here to find out more about the - [Upwey Suburb Profile](#)



UPWEY



Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

Your Local Agents



GRANT SKIPSEY

SENIOR SALES CONSULTANT

0418 528 102

grants@rangesfn.com.au

Grant has been valuing the local market for over half his life and has not only survived but also thrived with the innovations that have occurred during his 40 years working and living in the local area.

“There have been more changes in our office in the last 5 years than in the previous 30 combined. Each new concept is designed to improve the customer service and results for our clients. I am still amazed at how much more we do today compared to years gone past. Change in Real Estate is inevitable. Growth is optional. It’s a great feeling being a part of the most progressive company in the area.”

Grant received a Gold Sales Award for the 2018, 2019, 2020 & 2022 Gem Awards. This is an outstanding achievement and takes a lot of hard work and persistence to receive such a prestigious award.

Helpful Links



Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Local Property Guide](#)

Ranges First National - About Us

Thank you for viewing the E-Book for 9 Woodlands Avenue SASSAFRAS, if you would like further information or would like to view this property, please call Grant Skipsey on 0418 528 102.



Welcome to First National Real Estate Ranges

We're dedicated to delivering an exceptional experience from our Belgrave & Cockatoo office's, so every member of our team strives to make a difference. That begins with our promise – ***We put you first.***

When you need real estate services, it's hard to beat a brand that has been independently endorsed as having Australia's most satisfied customers but that's us, so relax.

To find out which real estate agents rate most highly across Australia, Canstar Blue surveyed adults who had employed an agent over the last three years, whether it related to the buying or selling of a property, lease management, or renting. It found First National Real Estate has been impressing more than any other firm, taking out five-star reviews from consumers in almost every single category, including communication and advice, problem resolution and value for money. In fact, no other real estate agent achieved top marks in any area.

So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies

Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafras, Sherbrooke and Upwey our team will help you find the perfect place.

Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email sales@rangesfn.com.au.

We put you first.

Regards,

The Team at First National Ranges - Belgrave & Cockatoo

