



WOODEND  
21 Patricia Way

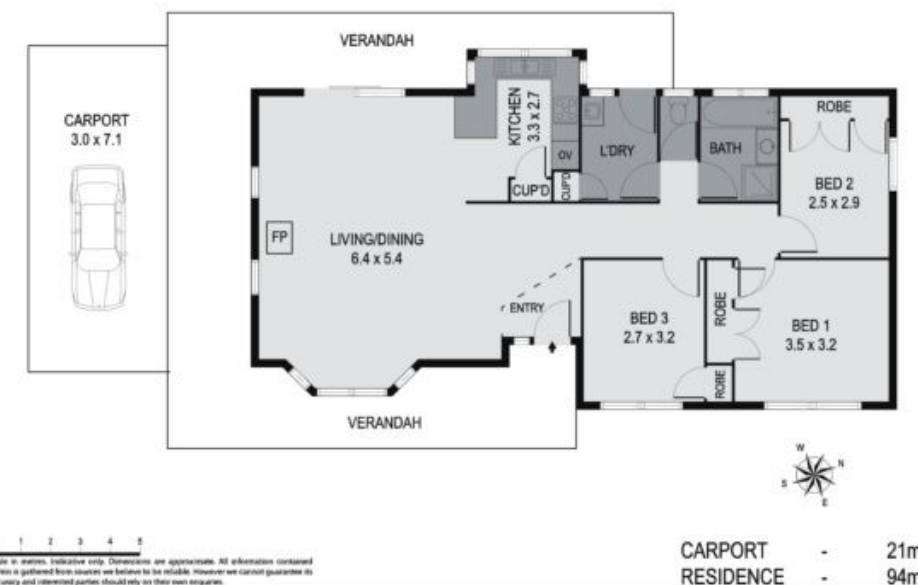
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## Ideal first home or investment

Set minutes away from central Woodend, this brick veneer home is an ideal entry point for first home buyers or investors looking to get into the expanding Macedon Ranges property market.

The home features 3 bedrooms all with BIR, an open plan living area, with wood fire heater, leading to the adjacent kitchen with bay window and new stainless steel wall oven and electric stove top. A family bathroom and laundry complete the picture.

Sliding doors from the living area lead to the large enclosed rear garden. A great opportunity to add your personal touch to what is already a functional home situated close to the V/Line station, shops, schools and cafes.



21 Patricia Way, Woodend

Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig (Macedon Ranges) and Company Pty Ltd ABN 41 162808335, Licensed Estate Agents, Auctioneers and Property Managers.

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# Jellis Craig

### PRIVATE SALE

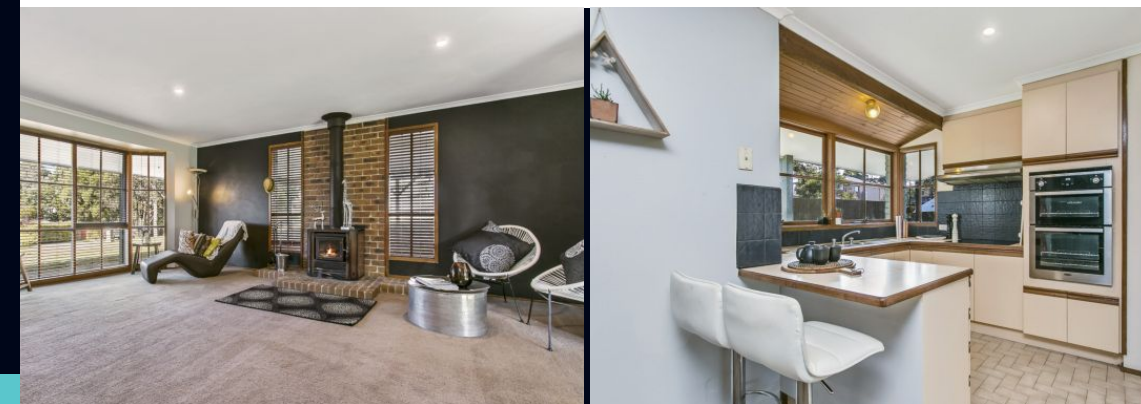
**INSPECT** As advertised or by appointment

**LAND** 849 sqm approx

**CONTACT** Terry Gibson 0488 003 920  
Tom May 0413 996 185

**OFFICE** Macedon Ranges 5427 2800

**WEB** [jellisrcraig.com.au](http://jellisrcraig.com.au)





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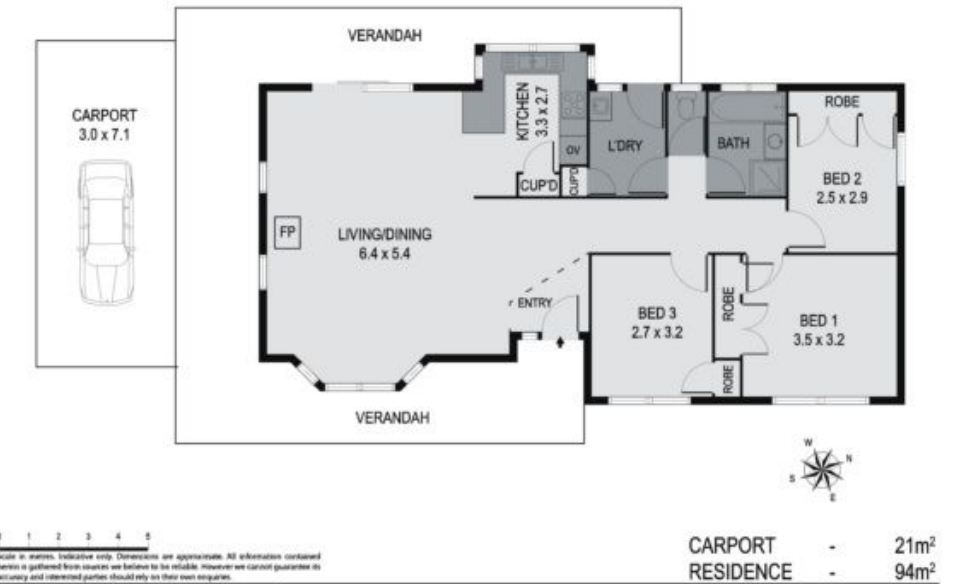
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