

**1/7 Neerim Street, Drouin, Vic 3818**



**Unit For Sale**

Tuesday, 14 May 2024

**1/7 Neerim Street, Drouin, Vic 3818**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 437 m2**

**Type: Unit**



Dale Atkin  
0402717891



Libby Talbot  
0407112068

**\$520,000 - \$550,000**

From the unassuming facade, to the delightful well presented interior, this charming period home is full of intrigue. Less than ten minutes walk from the shops, train station and Civic Park, or take the bus from the stop around the corner, the location is super convenient. A compact, yet practical layout includes three good size bedrooms, all with inbuilt robes, two bathrooms, cozy living room, refurbished kitchen with quality Fisher and Paykel appliances, adjoining meals area and a large utilities room. Oozing period character, the home features polished hardwood flooring, high ceilings, sash windows, picture rails and an open fireplace in the living room. The kitchen has been updated with a light, neutral decor, gas cooktop, under bench oven, dishwasher and ample storage. Also renovated, the spacious main bathroom is modern and stylish with a shower, bath, vanity unit with integrated basin and a toilet. The second bathroom serves as an ensuite to one of the rear bedrooms and includes a corner vanity, shower and a toilet. Ducted gas heating, a split system air conditioner in the living area, tailored dual blinds, security doors and external awnings are further inclusions. Outside the rear yard is securely fenced and low maintenance with a sunny, north facing terrace accessed from the meals area, perfect for a morning coffee or summer meal. There is also a carport with a gate at the rear to the side yard, water tank for the garden and a small shed for the mower and tools. Perfectly presented, delightfully charming and within a short walk of town, this is a captivating property.