

1 Phillips Court, Drouin, Vic 3818



House For Sale

Wednesday, 6 March 2024

1 Phillips Court, Drouin, Vic 3818

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 734 m²

Type: House



Libby Talbot
0407112068



Dale Atkin
0402717891

\$680,000 - \$740,000

Versatile living spaces, generous vehicle storage and a 'walk-to-town' location are some of the highlights of this two level, three bedroom property. A recent interior overhaul includes repainting, new quality timber laminate flooring, refreshed kitchen, laundry and bathrooms. The layout features two secondary bedrooms, living room, kitchen/diner, huge rumpus/sunroom, study, family bathroom, toilet and the laundry on the ground floor. An additional living area, opening to a sheltered balcony, plus a spacious main bedroom with a walk-in robe and ensuite are found on the upper level. The tree top views from this level are amazing. A large covered deck, second deck in the rear garden and a concrete patio provide further living space for all seasons. Functional and pristine, the laminate kitchen features a glass splashback, gas cooktop, under bench oven, Bosch dishwasher, pantry and a corner display cabinet. The contemporary styled family bathroom has a timber topped vanity with above counter basin, oval bath and a shower, whereas the ensuite includes a large vanity, shower and a toilet. Split system air conditioners in all three of the living areas together with ceiling fans maintain temperature comfort. Dual robes in the secondary bedrooms, shelving in the study, cabinetry, a broom and linen cupboard in the laundry, inbuilt wall unit in the rumpus room and a great area under the stairs with shelving cater for storage. Positioned on a 733m², securely fenced corner allotment, the home faces and has vehicle access from Acacia Street. A 7.5m x 7.2m garage with a concrete floor and power has plenty of room for two cars plus a workshop and storage. Terraced gardens across the front, established hedging along the side and a mix of palms, grasses and neat level lawn at the rear create a private oasis with a tropical theme. The property is a ten minute walk from the VLine station, shopping strip and 200 metres from the Adam Court Kindergarten. For active families, the Bellbird Park recreational facilities with a variety of sports fields, playground, indoor centre and fenced dog park are just around the corner. This property is hands down a fantastic family home.