

# 11 Aaron Court, Drouin, Vic 3818



## House For Sale

Wednesday, 10 April 2024

11 Aaron Court, Drouin, Vic 3818

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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**\$630,000 - \$670,000**

Impressive from first glance this meticulously maintained 3 bedroom, 2 bathroom residence of exceptional quality has light-filled interiors with sweeping rural views from the open plan kitchen, living, dining area and the master bedroom. A wrap around deck allows for a spacious alfresco area ideal for entertaining guests or alternatively providing a quiet area to enjoy the 180-degree views attained from the elevated block. This Kingbuilt property exudes luxury with Tasmanian Oak solid timber floors and staircase, double-glazed doors and windows throughout, fully insulated interior and exterior walls as well as under floor insulation. This energy efficient home has a Daikin 7.5Kw split system for heating and cooling, ceiling fans in bedrooms as well as a Rinnai 950X gas log fire to ensure year-round comfort. An energy efficient solar with continuous flow gas hot water system ensures a constant supply of hot water. All rooms have block out roller blinds. The well appointed kitchen boasts a large walk in pantry, ample bench space, all Smeg appliances, 900mm premium freestanding 5 gas burner/electric oven cooker, under mount rangehood and freestanding dishwasher. The generously sized master bedroom which is flooded with morning light has a walk through wardrobe into an ensuite. Bedrooms 2 & 3 are identical in size with built in wardrobes and serviced by the main bathroom. A remote-controlled garage door allows for convenient access to the 2 car garage which also provides ample storage space downstairs. The home is accessed from the garage via an internal staircase. The gardens are well established requiring minimal upkeep, allowing you to simply relax and enjoy your surroundings. This home epitomises style, functionality and a very comfortable living experience for those seeking a premium property. All while being walking distance to Drouin High School, public transport the CBD and local parks and reserves.