

**11 Gerrard Street, Drouin, Vic 3818**



**Sold House**

Friday, 3 November 2023

**11 Gerrard Street, Drouin, Vic 3818**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 804 m2**

**Type: House**



**Braeden Robbins**

0300376846

**\$543,000**

Nestled in the heart of Drouin, within arm's reach of the CBD, parks, and all the conveniences you desire, this beautiful 3 bedroom, 2 bathroom and 4 car accommodation home beckons with potential. Resting on a spacious 804m<sup>2</sup> (approx.) allotment, this property is a renovator's dream, providing you with the perfect canvas to craft your ideal living space. The Facts : • Vehicle Side Access To Double Carport + Double Garage / Shed • Double Garage / Shed – Concreted & Powered • Carport w/ Electric Roller Door • Approx. 4 Minute Walk or 1 Minute Drive To Hill Park Playground • Two Separate Living Spaces • High Ceilings • Decorative Cornices • Gas cooktop, Electric Oven, Rangehood and Dishwasher • Ducted Heating, Split system & Ceiling fans • Entertainment Alfresco Area • Outdoor Awning Blinds • Front Porch

The two separate living spaces allows comfort for all family sizes, one formal living area situated at the front of the property including tall glass windows and sliding door access to the front porch and the second living area offering sliding door access to the alfresco outdoor entertainment area. The master bedroom boasts 6 built in robes and the other two bedrooms are equipped with built in robes and are serviced by a central bathroom with an oversized shower, vanity and toilet. Don't miss out on this opportunity! Reach out to Braeden Robbins today at 0455 515 040. This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at : <https://bit.ly/3QGdtxC> Contact the sales agent IMMEDIATELY to avoid missing out!