

13 Patison Court, Drouin, Vic 3818



Sold House

Friday, 1 September 2023

13 Patison Court, Drouin, Vic 3818

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 6487 m2

Type: House



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\$1,200,000

The location, the 4-bedroom family home, the electric fenced horse paddocks, the shedding, and the infrastructure. Situated only 5 mins from the M1 and Drouin township, is this stunning property on approx. 1.7 acres. The main residence includes an open plan living area which is north facing and positioned perfectly to capture the views of the solar heated inground pool, alfresco area, back yard through to the shedding. The features of the home include: - Main bedroom, complete with a walk-through robe, ensuite, ceiling fan, split system heating and cooling - 3 bedrooms all with built in robes and ceiling fans - Fully appointed entertainers' kitchen. With huge bench space including island bench, induction cooktop, 3 x electric wall ovens including a steaming, convection oven and built-in coffee machine, and room for a double fridge. - Expansive open plan living/dining area, capturing all the northern sunlight and rumpus with study nook - Solid wood fuel heater, split system heating and cooling and ceiling fans throughout - Fully enclosed gated entry to the property - 14 solar panels (5kw) - Solar heated swimming pool - 16,000l Water Tank plus mains water. The perfect divided backyard is well maintained with excellent fencing shedding. To complete this gorgeous property is a 7.54m x 14.09m shed with storeroom and toilet. Plus, a new extension at the rear 9.89m x 10.72m and a separate Barn 5.73m x 10.25m that consists of 3 stables all approx. 3m x 3m in size. So don't miss the opportunity to secure the perfect lifestyle property with the convenience of town living. Contact Kim Durrand on 0419 268 882 to arrange an inspection