

**15 Manikato Drive, Drouin, Vic 3818**

**BOYDE & CO.**

**House For Sale**

Tuesday, 6 February 2024

15 Manikato Drive, Drouin, Vic 3818

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 546 m2

Type: House



Brad Boyde

**\$680 000 - \$720 000**

15 Manikato Drive is a quality-built family home, close to all Drouin amenities, V/Line Train Station, proximity to a wide range of retail and recreational facilities and several reputable schools. Directly across from the two-towns walking track, offering an easy flat walk to town. The residence features four great-sized bedrooms, two with built-in robes. The unique floor plan incorporates two master bedrooms with spacious walk-in robes and ensuites. This property offers a total of three bathrooms, including the master bathroom, which is super convenient for any family/extended family or flat share scenario. Quality stainless steel appliances, Caesarstone benchtops, and stylish cabinetry are themed throughout the kitchen. The open-plan design of the kitchen creates functionality and a large amount of storage space whilst increasing the size and appeal of the living area. This innovative floor plan also integrates alfresco dining, a formal lounge, a study nook, and ample storage space. Features include:• Natural gas ducted heating• Evaporative cooling• Solar-boosted instantaneous gas hot water• Quality window furnishing/light fittings• Large laundry• Double garage, remote & internal entry• Established landscaping - concrete driveway and paths• Option for secure side access to park a caravan boat or trailer• Currently leased month to month for \$530 per week• Inspections are highly recommended and easily arranged by contacting Brad Boyde on 0400 775 388.