

**2/14 Church Street, Drouin, Vic 3818**



**House For Sale**

Friday, 24 May 2024

2/14 Church Street, Drouin, Vic 3818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 250 m2**

**Type: House**



Kaye Dixon

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**\$595,000 - \$630,000**

Are you a home buyer or a couple that like to do the following

1. Walk the dog in the park, with a pet friendly environment
2. Go for a jog or a walk
3. Stroll to town and have a coffee/ leave the car at home
4. Want low maintenance
5. What about travelling for the winter months
6. Have time to play sport/ bowls or golf
7. Have the weekend to go to the beach or bush walking
8. Go to the footy
9. Perhaps Commute to work and need the V line within walking distance
10. Don't want to spend all your spare time mowing lawns

And do you Love a Hampton style/ with open plan living plus quality

If you have answered YES to all these questions then you better pick up the phone and book your inspection immediately because we have a property that is the epitome of a comfortable effortless lifestyle with a beautiful newly built 3 Bedroom brick home which is perfectly positioned and on a very low maintenance flat block which is a must see. Located in a Blue-Chip area where you can leave the car at home and walk to all amenities of Drouin including public transport, train station, local cafes, sporting facilities, walking tracks, parkland, medical centres, supermarkets and the list goes on. This lovely new brick residence has been built with no stone unturned with naturel light and modern space that exudes character which will soon tell you.... the story of this desirable property. A flowing floor plan which is designed for easy living with maximum comfort and relaxation. Visually engaging from the moment you arrive and step inside which unfolds layers of thoughtful design, contemporary elements of style plus impeccable presentation throughout. A soothing colour palette of soft white and neutral tones, large windows capturing generous light and the winter sun. Sleek hard timber floors throughout, plush carpet with fresh décor enhanced with high ceilings are just a few hallmarks of this great home and I must say... the interior and craftsmanship of this property is an absolute credit to the current owners.

Features include:

- Impressive wide entry with sleek hard timber floors will grab your attention and sets the scene for a welcome embrace.
- An appealing kitchen will please any cook overlooking open meals area. Your eyes will be instantly drawn to the waterfall stone benches and beautiful cabinetry, with ample cupboards/ self-closing draws, 900 gas hotplates, electric oven plus dishwasher and a wonderful walk-in pantry.
- A large Central Lounge room with a Chic gas log heater giving pure ambience on the colder months and built in high class stone TV cabinet with under draw storage is certainly a focal point. Large northern/southern windows with naturel light streaming through. This is a room to sit back, relax and unwind with family and friends.
- 3 spacious bedrooms, master with WIR and luxurious ensuite, spacious shower, titles to ceiling plus timber double vanity. Bedroom 2 and 3 are of good size with BIRS.
- Superb central bathroom with floor to ceiling tiles, bath, spacious shower, with timber vanity.
- Perfect laundry nook with hard timber benches
- Ample space for a study nook plus plenty of storage
- Ducted heating and cooling for all year-round comfort.
- Downlights throughout (can be dimmed) with under lights
- Double garage URL, room to accommodate 4 x cars, jet ski, trailer, or even a small van, plus secure parking
- Concreted driveway and footpaths and side gates to the back yard
- Low maintenance gardens, all wood chipped
- Fully fenced with the ultimate privacy, plus water tank

This classy Contemporary home is in a tightly held area with beautiful street appeal. There is so much on offer that is appreciated with an inspection where all the hard work is done. A home you would be proud of and happy to call home. One great location. One smart buy. One classy build. One look will do. You will soon say where do I sign?But my advice to you is... Don't Delay because this property won't last LONG. Inspection welcomed.Call Kaye on 0438 026 676