

2/3 Gumleaf Place, Drouin, Vic 3818



Unit For Sale

Wednesday, 12 June 2024

2/3 Gumleaf Place, Drouin, Vic 3818

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 211 m2

Type: Unit



Dale Atkin
0402717891



Libby Talbot
0407112068

\$425,000 - \$465,000

One in a cluster of neatly presented brick veneer units, this two bedroom property offers security, low maintenance and great value for the savvy buyer. Located in a popular, established neighbourhood on a quiet no-through road, convenience is also a highlight with the town's shopping hub and VLine station a 15 minute walk, Balmoral Park, tennis courts and playground are just around the corner. A recent overhaul includes repainting, refurbished bathroom, new timber laminate flooring in the living areas, carpets in the bedrooms, venetian blinds and updated kitchen appliances. Split system air conditioning in the living area and ceiling fans maintain temperature control. Compact, yet well designed, the layout features the two bedrooms, both with inbuilt robes, dual access bathroom, living room, kitchen and meals area, laundry and a separate toilet. There is also a covered deck off the meals area, single garage, small garden shed and a securely fenced rear courtyard garden. The laminate kitchen has a four burner gas hob, underbench oven, dishwasher and a single door pantry. Refreshed, the bathroom includes new tiling and tapware, modern vanity unit, shower and a bath. All of the units are centred around a common green with off-street visitor parking and a leafy natural reserve at the rear. For the downsizer, first home buyer or the investor, this is an opportunity too good to miss.