

# 2 Balmoral Crescent, Drouin, Vic 3818

## House For Sale

Wednesday, 24 April 2024



2 Balmoral Crescent, Drouin, Vic 3818

Bedrooms: 5

Bathrooms: 1

Parkings: 3

Area: 1416 m2

Type: House



Kate Brooks  
0439802797

**\$690,000 - \$740,000**

Discover the allure of this unique and beautiful home nestled on a raised 1419sqm block, offering captivating views and enhanced original features throughout. From the unique house exterior that is made entirely out of hardwood timber, to the connecting interior hardwood floorboards that flow throughout the house, this is an opportunity not to be missed. Step into the inviting entrance parlour, bathed in sunlight streaming through wall-to-wall, floor-to-ceiling windows, creating a peaceful space to unwind and relax after a hard day's work. The spacious lounge room features hardwood timber flooring, a large wood fireplace, split system unit and beautiful garden views, and with the sliding doors that open directly to the deck, this room seamlessly blends indoor and outdoor living. The kitchen boasts ample bench space, plenty of cupboards, and quality appliances including an electric oven and gas cooktop, making meal preparation a breeze. There are three large bedrooms which all feature built-in robes that offer comfort and privacy, plus a study/ fourth bedroom which features an inbuilt desk to provide the flexibility of a fourth bedroom or light-filled space to work from home. The renovated central bathroom and separate toilet cater to the needs of the household. The renewed bungalow provides additional living space with floating floorboards, a powder room, and a kitchenette and is ideal for guests or as a teenage retreat. Enjoy the breathtaking views of the Baw Baw Ranges from the expansive deck and undercover entertaining area, perfect for relaxed gatherings with family and friends. The large yard features expansive lawns, established gardens, fruit trees, inbuilt ready-to-plant vegetable patches, a garden shed and ample room for outdoor activities. There is also a single garage, ample off-street parking and side access allows for additional vehicle storage. And lastly, situated within arguably one of the best pockets of Drouin - a quiet crescent only minutes to Drouin town centre, train station, and amenities, with easy access to schools, public transport, and freeways. Experience the charm and comfort of this delightful home at 2 Balmoral Crescent. Contact Kate 0439 802 797 today to arrange a viewing and make it yours. Currently leased on a month by month tenancy at \$2216.00 pcm.