

**21 Albert Road, Drouin, Vic 3818**

**BOYDE & CO.**

**House For Sale**

Friday, 26 January 2024

21 Albert Road, Drouin, Vic 3818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1045 m2**

**Type: House**



Brad Boyde

**\$1 120 000 - \$1 180 000**

21 Albert Road Drouin is a quality residence built by award-winning local builder Roseleigh Homes. Utilising eco-friendly recycled red clinker bricks, spotted gum timbers, and James Hardie Axon panelling adds fresh contemporary appeal to this blue-chip property. Set on a 1045m<sup>2</sup> fully landscaped allotment, the property features a new concrete driveway accommodating secure off-street parking with an 8.8m x 11.3m Colorbond shed with lights and power. Enjoying close proximity to all Drouin amenities, CBD and V/line Train station. The residence effortlessly accommodates large family living and entertaining, featuring three spacious bedrooms with built-in robes; the master bedroom offers a walk-in robe, an ensuite with a Caesarstone stone double vanity, and a large shower with a tiled shower base. If required, the theatre room could easily be converted into a 4th or 5th bedroom. Open plan the designated dining and family room adjoin the show-stopping kitchen, boasting superior SMEG stainless steel appliances (900mm Gas cooktop, electric oven, range hood, integrated microwave, and a dishwasher), two-tone cabinetry and amazing granite bench tops with a waterfall end. Finished with soft close draws throughout and a large butler's pantry. Energy-efficient double-glazed windows and sliding doors throughout, ducted natural gas heating and two split system air-conditioners, ceiling fans, and quality window furnishings ensure comfortable living all year round. Features include:

- Double garage remote and internal entry
- Quality carpets and bamboo flooring
- Spacious raked ceiling
- Study nook
- Large laundry with walk-in storage cupboard
- Bar to theatre/4th bedroom
- Alfresco fireplace
- Established landscaping

Inspections are easily arranged by contacting Brad Boyde at 0400775388