

**23 Patison Court, Drouin, Vic 3818**

**BOYDE & CO.**

**House For Sale**

Wednesday, 12 June 2024

23 Patison Court, Drouin, Vic 3818

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 5758 m2**

**Type: House**



Brad Boyde

## **\$1 100 000 - \$1 200 000**

23 Patison Court is the perfect family residence, set on a generous 5758m<sup>2</sup> allotment. This home enjoys close proximity to all Drouin amenities, a V/Line train station, and convenient commuter access to the Princes Highway. The freshly painted throughout residence effortlessly accommodates large family living and entertaining. It features four spacious bedrooms with built-in robes and ceiling fans, serviced by the centralised bathroom and large laundry. The master bedroom on the first floor offers stunning views of Drouin and includes an ensuite, a walk-in robe, a split system air-conditioned, and a ceiling fan. The floor plan boasts a spacious family room, a large living area with a wood heater, and a picturesque dining area. The self-contained unit includes two bedrooms, a kitchenette, and a living area, serviced by a master bathroom. It features a split system for heating and cooling, ensuring year-round comfort with connected power, water, and gas. This unit can easily be converted into an office or studio, ideal for an at-home business or extended family. The well-appointed central kitchen is the heart of this home. The open-plan kitchen offers ample bench and storage space, complemented by a 600mm CHEF oven and cooktop, an Esatto dishwasher, two built-in wall pantries, and a breakfast bar. French doors lead to a splendid, partially covered alfresco area with private leafy green views. The well-loved home features hand-moulded concrete bricks that form the home's structure and are surrounded by a wrap-around concrete path. The allotment is cleverly designed to offer ample off-street parking, secure lock-up parking, and undercover carport accommodation under the roofline. The large Colourbond shed features a roller door, power, lights, and a connected 1500L water tank. Features include:

- Woodfire
- Split system heating and cooling
- Gas cooktop / electric oven
- Quality floor coverings
- Quality window furnishings
- Instantaneous hot water
- 1500L Water tank connected to shed
- Bird Aviary
- Woodshed storage
- Security screens on all doors

23 Patison Court is the ultimate family home, with practical convenience and security for all the big toys and collectables. Contact Brad Boyde to organise your next inspection.