

# 25 Carbine Court, Drouin, Vic 3818

@realty

## House For Sale

Tuesday, 14 May 2024

25 Carbine Court, Drouin, Vic 3818

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Pinakin Patel  
0450838389



Melissa Ahearn

**\$699,000 - \$749,000**

Nestled within a generous land parcel spanning an impressive 796 sqm, this remarkable residence epitomizes luxurious yet practical living. Boasting a harmonious fusion of spacious interiors, modern comforts, and outdoor allure, every aspect of this home is designed to elevate your lifestyle to new heights.

**Key Features:**

- 1. Abundant Space:** With a sprawling land size of 796 sqm, this property offers ample space for outdoor activities, gardening, or potential future expansions, ensuring endless possibilities for personalization and enjoyment.
- 2. Well-Appointed Bedrooms:** Discover four inviting bedrooms, each offering a tranquil retreat for rest and relaxation. The master bedroom boasts direct access to the alfresco area, creating a seamless indoor-outdoor flow. Also have double shower heads and separate toilet and basin with lots of space, while a walk-in wardrobe adds convenience and luxury. All other bedrooms feature built-in wardrobes, providing ample storage space for your belongings.
- 3. Versatile Study Room:** Whether used as a home office, study area, or creative space, the dedicated study room offers a quiet sanctuary for work or leisure pursuits, promoting productivity and focus.
- 4. Spacious Living and Meal Area:** The open-plan living and meal area exudes warmth and comfort, perfect for hosting gatherings or simply unwinding with loved ones. Enjoy seamless transitions between cooking, dining, and lounging in this inviting space.
- 5. Entertainment Oasis:** Immerse yourself in cinematic experiences within the dedicated theater room, equipped with an Epson projector with big screen for unparalleled viewing pleasure. Whether it's movie nights with family or gaming sessions with friends, this entertainment haven promises endless enjoyment.
- 6. Modern Conveniences:** Enhancing your comfort and efficiency, this home features modern amenities such as ducted heating, split air conditioning in the living area, and downlights throughout the living spaces. Solar panels installed on the roof offer sustainable energy solutions, while a water tank with a pump contributes to environmental conservation.
- 7. Double Garage with Remote:** Park with ease and security in the double garage, complete with remote-controlled access for added convenience. Direct access from the garage to the kitchen ensures seamless grocery unloading, while another access point leads directly to the backyard, simplifying outdoor activities, and have huge pantry in the garage to store all your spare grocery.
- 8. Outdoor Delights:** Step into the backyard oasis, where a small shed houses garden equipment, and a side access gate provides convenience for outdoor maintenance tasks. Embrace alfresco dining, relaxation, and recreation in the expansive outdoor space, perfect for enjoying the beauty of nature from the comfort of home.

**Facilities Nearby:**

- 1. Education:**

  - **St. Ita's Primary School:** Located just 1.2 km away, a mere 2-minute drive from the property.
  - **Chairo Christian School:** Situated at a distance of 2.2 km, reachable within a 4-minute drive.
  - **Drouin Secondary College:** Approximately 3 km away, accessible within a 6-minute drive.
  - **Drouin Primary School:** Similarly, just 2.2 km away, reachable within a 4-minute drive.

- 2. Recreation:**

  - **Civil Park for Kids:** Offering recreational activities for children, conveniently situated 1.2 km away, accessible within a 2-minute drive.

- 3. Transportation:**

  - **M1 Access:** Convenient access to the M1, located 2 km away, reachable within a short 3-minute drive, facilitating easy commuting and travel.

Don't miss the opportunity to make this exceptional residence your own. Experience the perfect blend of luxury, comfort, and functionality by scheduling a viewing today!