

31 Wade Street, Drouin, Vic 3818



House For Sale

Saturday, 27 April 2024

31 Wade Street, Drouin, Vic 3818

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 714 m2

Type: House



Shane Candappa
0419518321

\$595,000

Positioned within walking distance to Drouin Secondary School and the bustling township of Drouin, this eco-conscious investment property excels in both functionality and sustainability. Achieving a 7.5-star energy rating, the home is equipped with triple-glazed windows on the south side and double-glazed windows on the north side, enhancing its energy efficiency. Additionally, a 1.8kW solar panel system reduces operating costs, making it an attractive option for cost-conscious investors. The property is set on a 714m² (approx.) block and offers flexible living spaces, including 2 bedrooms plus a study or optional 3rd bedroom, two bathrooms with integrated laundry facilities, and a remote-controlled single car garage. The master suite is spacious in size and includes a walk-in robe plus ensuite. The open plan kitchen and dining area features an induction cooktop, rangehood, perfect for tenants who enjoy modern conveniences. The dining area extends onto a picturesque timber deck overlooking a serene pond and well-maintained gardens. This property represents a superb opportunity for investors seeking a tenanted, eco-friendly property with proven appeal and functionality. For more details or to arrange an inspection, contact Shane Candappa today on 0419 518 321. Do not miss this exceptional investment opportunity! This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at: <https://anz.openn.com/app/p/colma1ken6fjklvrq4g> Contact the sales agent IMMEDIATELY to avoid missing out!!!