

**41 Illawarra Boulevard, Drouin, Vic 3818**



**Sold House**

Friday, 18 August 2023

41 Illawarra Boulevard, Drouin, Vic 3818

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 407 m2**

**Type: House**



Matt Smith  
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Jodie Menadue  
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**\$610,000**

**\*\*APPLIANCES AND SPLIT SYSTEM TO BE INSTALLED PRIOR TO SETTLEMENT** Matt Smith and Barry Plant Drouin are proud to present this brand new, high quality home to the marketplace – ready for your inspection! Offering a great floor plan that allows for easy living, the home consists of four spacious bedrooms (or a second living), a large open plan living zone, two bathrooms and a double car lock up garage – providing ample accommodation for the whole family. Upon entering the home you are greeted by a light and airy hallway, with the spacious master bedroom to your left featuring a walk in robe and an ensuite with a single basin, toilet and shower. Moving further through the home you will find the open plan living and dining area which is overlooked by the kitchen, featuring an island stone bench top with double sink, 900mm stainless steel appliances and walk in pantry. The home offers versatility with a fourth bedroom or second living zone, which conveniently offers built in robes as well. The further two bedrooms both feature built in robes and are serviced by the main bathroom with a bath tub, single basin and shower. With further inclusions such as ducted heating, split system cooling and roller blinds throughout, this property ticks all the boxes for first home buyers, down sizers and investors alike. The location is second to none, being situated in a major growth area of Drouin – reap the rewards of a future shopping centre, school and further infrastructure planned in the immediate vicinity. You are also within close proximity to the Drouin town centre, schools, shops and Freeway access – contact Matt Smith on 0410 447 255 to register your interest as this opportunity won't last long!