

**47 Cook Street, Drouin, Vic 3818**

**BOYDE & CO.**

**House For Sale**

Friday, 5 April 2024

47 Cook Street, Drouin, Vic 3818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 692 m2**

**Type: House**



Brad Boyde

**\$700 000 - \$745 000**

47 Cook Street is a quality-built family home in the famous Drouin Views Estate. It is close to Bellbird Recreational Precinct, Drouin Secondary College, V-Line Train Station, and all Drouin amenities. The residence features three generous-sized bedrooms with built-in robes; the main bedroom offers a spacious walk-in robe and ensuite, a complete large vanity, and ample storage. The well-designed floor plan comprises three separate living areas, a centralised open-plan kitchen with quality stainless steel appliances (dishwasher, 600mm oven, separate gas cooktop), and a breakfast bar. The large front and side verandas lead to the private and secure backyard, fully landscaped with a 6m x 4m Colorbond shed and a large carport within the perimeter of the lockable side gates. The front yard offers ample off-street parking and can accommodate a boat, caravan, or trailer. Features include:- Split system air conditioning and gas log fire- Ceiling fans throughout- Overhead cupboards to the kitchen- Powder room with separate vanity- Great storage throughout- External blinds to the facade- Oversized garage with internal access and remote entry.- Large concrete driveway for off-street parking behind the auto gate- Colorbond shed/workshop.- Carpet in all bedrooms- Large laundry with easy access to clothesline- Security screen doors- Established garden - 14 Solar panels and 3.5kw system Inspections can easily be arranged by contacting Brad Boyde at 0400 775 388