

**5 Marion Place, Drouin, Vic 3818**

**BOYDE & CO.**

**Sold House**

Wednesday, 16 August 2023

5 Marion Place, Drouin, Vic 3818

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4923 m2**

**Type: House**



Brad Boyde

**\$1,000,000**

Number 5 Marion Place is set at the end of a quiet, family-friendly cul-de-sac in the popular Robin Hood Estate, surrounded by other quality homes. Set on an established 4923m<sup>2</sup> allotment boasting a wonderful array of mature trees and easy-care landscaped gardens. The well-appointed residence features three separate living areas, including a formal lounge, a rumpus room and a spacious family room adjoining the open-plan kitchen. The kitchen offers a quality stainless Smeg gas cooktop, a range hood, a Smeg electric oven and grill, an integrated Miele dishwasher, a double fridge void, a large island bench complete with a double sink and a Zip tap (boiling water and cold filtered water). Easy access to the north-facing entertaining deck is via double doors leading from the family and rumpus rooms. This is an amazing space to enjoy all year round with gorgeous views of the park-style gardens, complete with a built-in BBQ, an outdoor sink and a large concrete entertaining area. Secure off-street parking is well catered for with a free-standing 7m x 7m double garage, a 10m x 6m Colourbond shed with roller door power and lights, and a dedicated parking pad for a large caravan, truck, or trailer. Features include:· Natural gas ducted heating (Newly installed Sept 2022)· Evaporative cooling· Large wood heater· Stunning timber floors· Ceiling fans· Large separate laundry· Chicken coop· A variety of fruit trees· Two garden shed· Water tanks - 2x5000L & 1x1000L· Fully fenced / dog friendly Inspections are easily arranged by contacting Brad Boyde. 0400775388