

**7 Wood Street, Drouin, Vic 3818**

**BOYDE & CO.**

**Sold House**

Thursday, 9 November 2023

7 Wood Street, Drouin, Vic 3818

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 802 m2**

**Type: House**



Brad Boyde

**\$495,000**

Conveniently situated at 7 Wood Street, Drouin, this property offers easy access to all Drouin amenities, the V/Line Station, and a nearby bus stop. Set on a level 800m<sup>2</sup> (approx) allotment, providing ample off-street parking. The light-filled and functional floor plan comprises three generously sized bedrooms, each equipped with built-in robes, and they share a central bathroom with a separate shower, bathtub, and a water closet off the hallway. The updated and open-plan kitchen boasts abundant storage and countertop space, featuring quality stainless-steel appliances, including a 900mm dual fuel oven, a range hood, a dishwasher, a double sink with a flexible mixer bungee tap, and a generously sized double fridge cavity. The designated dining area and spacious main living room offer ample space for the entire family. The second living area can be converted into additional bedrooms if needed or enjoyed as a home gym or rumpus room. A substantial 7.5m x 4.6m shed provides secure parking and connects to a spacious 6.4m x 6.3m covered entertainment area. This area is equipped with a built-in bar, lighting, power outlets, and a pot belly fire, making it an ideal spot for entertaining. Key Features:- Natural gas furnace heater- Two split-cycle air conditioners- Ceiling fans in all bedrooms- A generously sized separate laundry To arrange an inspection, please contact Brad Boyde at 0400775388.