

# 8 Claudia Crescent, Drouin, Vic 3818



## House For Sale

Saturday, 10 February 2024

8 Claudia Crescent, Drouin, Vic 3818

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 759 m2**

**Type: House**



Braeden Robbins

0300376846

**\$659,000 - \$699,000**

Discover the perfect blend of comfort, convenience, and low-maintenance living in this immaculately presented home, equipped with three separate living spaces, theatre room and an extensive outdoor entertaining area. Prepare your morning or evening coffee, sit back and enjoy the beautiful sunsets & mountain views this property has to offer! The Facts:

- An (Approx.) 2 Minute Drive To Drouin CBD / Vline
- An (Approx.) 5 Minute Walk / 1 Minute Drive To Drouin Secondary College
- 3 Separate Living Spaces + Theatre Room / 4th Bedroom
- Theatre Room Fitted With Speakers, Projector, Projector Screen & Light Fitting Dimmers
- Extensive Undercover Alfresco / Outdoor Entertaining Area w/ Pot Belly
- Built In Spa
- Formal Dining Area w/ Bay Windows
- Master Bedroom w/ Ensuite & Walk In Robe
- Ducted Heating, Split Systems & Ceiling Fans
- Gas Cooktop, Electric Oven, Dishwasher & Walk In Pantry
- Single Carport For Extra Vehicle Or Trailer Accommodation
- Additional Parking Concrete Pad Suited For Trailers, Vehicles, Caravans, Boats etc.
- Tinted Windows
- Decking Ramps For Accessibility To Backyard & Close-line
- Garden Shed & Vegetable Gardens
- Solar Panels – 12 Panels
- Custom Paved Driveway & Letterbox
- Large Linen Cupboard Storage
- Mountain Views

This family-oriented home is perfectly positioned and has close proximity to all township amenities! It is within walking distance to the township, the secondary college and park land just to name a few! Entertain family & friends throughout all weather seasons with the extensive undercover alfresco area, equipped with a pot belly and built in spa, making it the perfect match for indoor & outdoor entertaining. In addition, there are three spacious and separate living spaces, a formal front lounge room, family living area, rumpus room and separate theatre / 4th bedroom. Furthermore, in the heart of the home is the open plan kitchen & dining area, fitted with a walk-in pantry, ample cupboard storage and large bench space to celebrate all of life's biggest moments! 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://bit.ly/3SRgUT3> Contact the sales agent IMMEDIATELY to avoid missing out!