

**81 Church Street, Drouin, Vic 3818**

**Stockdale & Leggo**

**House For Sale**

Saturday, 13 April 2024

**81 Church Street, Drouin, Vic 3818**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1748 m2**

**Type: House**



Stephen Marsh

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**\$790,000 - \$850,000**

Embracing the serenity of its soothing surroundings, this charming family haven rests on a substantial 1748sqm block (approx.), capturing majestic district views while placed within a five-minute radius of vibrant amenities. Perched on the high side of the street and savouring a prized north-to-rear aspect, the home's classic brick facade is framed by the verdant tones of its landscaped frontage, while the large lattice windows promise to maximise natural light. Opening with delightful slate floors, decorative VJ panels and crisp white walls, the expansive layout is configured with peaceful relaxation and effortless entertaining in mind. Perfect for cosy movie evenings, the casual family room is enhanced by exposed brick feature walls, a beautiful wood-burner fireplace and bar, while the open living/dining zone flows seamlessly to the sunlit entertainers' oasis. Picture sociable summer barbecues here alongside the glorious solar-heated salt pool as the kids play joyfully in the enormous split-level backyard. There's plenty of space for the playset, firepit and a flourishing veggie patch. Placed to further encourage socialising, the stylish kitchen includes a built-in seating area, gazing over to the sophisticated navy-blue cabinetry, premium 900mm appliances and sparkling granite-effect benchtops. Completing the home's graceful interiors, the whisper-quiet study is ideal for the remote worker, while the calming primary bedroom boasts chic green tones, a walk-in robe and an oversized dual vanity ensuite with a roomy frameless shower. The three remaining bedrooms benefit from built-in robes, serviced collectively by a hotel-inspired ensuite with a monochrome palette and large rainfall shower, plus a sparkling main bathroom with a shower over the bath. Ducted heating unites with split-system air conditioning to maintain an optimal temperature all year round, while additional finishing touches comprise ample off-street parking, a handy storeroom and a renovated laundry with storage. Life in this coveted enclave promises carefree convenience for a busy household, placing its new family within a stroll of spectacular parks and reserves, plus a short walk to Drouin Station and a vast array of shops. It's also within easy walking distance of Drouin Primary School and a quick drive to Drouin Secondary College, while the nearby Princes Freeway adds to the neighbourhood's connectivity. Wonderfully charming and meticulously maintained, this spacious home has it all for a growing family. Secure your viewing today. Property Specifications:- Open living/dining zone, comfortable family room with bar and fireplace- Entertainers' patio, solar-heated salt pool, huge backyard with storage shed- Country-style kitchen has 900mm dual fuel oven, dishwasher, walk-in pantry- Four bedrooms with built-in/walk-in robes, quiet study and sitting area- Two ensuites, family bathroom with bath, separate w/c, laundry with storage- Ducted heating, split-system AC, quality charcoal carpet to secondary bedrooms- Walk to schools, shops, restaurants, parks and train station, close to freeway