

# 11 Drews Road, Marshall, Vic 3216



## House For Sale

Saturday, 29 June 2024

11 Drews Road, Marshall, Vic 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 669 m2

Type: House



Yan Lin  
0352294440



Matthew Roberts  
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**\$599,000 - \$658,900**

Conveniently located in the highly sought-after suburb of Marshall, offering both affordability and superb amenities. This spacious home, set on a generous 668m<sup>2</sup> block, is perfect for growing families and boasts magnificent entertaining options inside and out. This low-maintenance, 3-bedroom brick veneer home includes a study and is an ideal investment opportunity. The master bedroom features built-in robes (BIR) and an ensuite, while the two additional bedrooms also have BIRs. The spacious formal lounge, equipped with wall air-conditioning, and the separate dining area provide ample space for relaxation and overlook the outdoor undercover sunroom. The fully appointed kitchen boasts quality appliances, ample storage, and a gas cooktop. A separate study offers the potential to be converted into a fourth bedroom for additional privacy. The north-facing position makes it an ideal rumpus or games room, perfect for children. The outdoor area features a deck, mod-grass courtyard, and a low-maintenance backyard with an established cubby house, creating a perfect play area for kids. Additional features include: Double garage & double carports Central cooling and heating throughout the house Located just a short stroll from the Marshall Train Station and public transport, this home is perfect for commuters to Melbourne or Geelong CBD. It's an excellent choice for first-home buyers and investors alike. Enjoy the convenience of being close to shops, schools, and public transport. Properties like this are rare in booming Marshall, with potential for future development (STCA). Don't miss out—inspection is a must! \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.