

**12 Kuwan Street, Drouin, VIC, 3818**

**BOYDE & CO.**

**House For Sale**

Friday, 16 August 2024

12 Kuwan Street, Drouin, VIC, 3818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brad Boyde

## Easy Care - Solar Smart Home

12 Kuwan Street is conveniently located in the popular Ferntree Ridge Estate, surrounded by other quality homes. It is set on a flat, easy-care 533m<sup>2</sup> allotment just a short stroll from Ferntree Ridge Park and the soon-to-be-built school and shops.

Quality-built by Simonds Homes in 2020, this residence features three spacious bedrooms, each equipped with built-in robes. Bedroom two features a split-system air conditioner. The master bedroom boasts a split-system air conditioner, a large walk-in robe, and a generous ensuite with double vanity, stone benchtops, a tiled shower base, and a shower niche accentuated by matte black tapware. The central bathroom offers a built-in bath, tiled shower base, shower niche, and a separate toilet, all highlighted by matte black fixtures.

The open-plan kitchen features quality stainless-steel appliances, including a 900mm freestanding Bellissimo dual-fuel electric oven with a gas cooktop, range hood, and Westinghouse dishwasher. The kitchen also offers ample storage with gloss cabinets, a built-in wall pantry, a breakfast bar, black tapware and fixtures, a microwave insert, and generous fridge space.

The thoughtfully designed floor plan includes two distinct living areas: an open-plan dining area, a living area with a split system, and an additional study nook. The living area seamlessly extends to the alfresco space, which features aggregate concrete surrounding the sides and rear area with a 12m x 3.6m pergola. A 5.9m x 2.9m Colorbond shed with a 2.6m peak, set on a concrete pad with a surrounding concrete path, is complemented by the easy-to-maintain manicured landscape, perfect for year-round entertaining. The low-maintenance, fully landscaped garden adds to the appeal, providing a serene space to relax and unwind.

A double remote-control garage with internal access, integrated under the roof line, offers secure off-street parking.

Features include:

- Ducted heating
- Evaporative Cooling
- Large separate laundry
- Abundance of storage
- Quality floor coverings
- Quality window coverings
- 5kW solar system
- Fly screens to all windows
- Security doors

Inspections are easily arranged by contacting Brad Boyde at 0400 775 388.