

**19 Princes Avenue, Drouin, Vic 3818**

**JR PROPERTY**

**House For Sale**

Wednesday, 3 July 2024

19 Princes Avenue, Drouin, Vic 3818

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Ryan Wallace



Jack McMaster  
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## Expressions of Interest closing Mon 5th Aug at 2pm

Expressions of Interest closing Mon 5th Aug at 2pm (unless sold prior)A true testament to refined and energy efficient living in the country, this iconic Smarthomes ranch style home transcends the ordinary with its perfect fusion of Hampton's style allure and low maintenance living, all within close proximity to the Drouin Main Street Precinct and abutted by high density future development. Immaculately presented across a spacious single level, the residence boasts a perfect blend of luxury and ease designed for the modern family and lovers of country living. Upon entering the home, you are greeted by a light and airy hallway which flows effortlessly to the main lounge and dining area, with soaring vaulted ceilings and skylight windows allowing for ample natural light. Enter your escape into a provincial style open plan living, dining and kitchen featuring brushed nickel tapware, farmhouse undermounted sink, stone benches and walk in pantry. French doors blend the indoor and outdoor living effortlessly, opening out to a sun-drenched North-facing alfresco area and the expansive rear paddock – perfect for entertaining whilst watching the kids and / or pets play. The master bedroom is situated at one end of the residence and is spacious in size, featuring his and hers fitted walk in robes and luxurious ensuite with twin basins, stone benches, an over-sized shower and separate toilet. All accommodation is catered for with the remaining bedrooms all with built in robes and serviced by the fantastic main bathroom. Notable features of the property include: - Highly energy efficient 6+ star home with x KW Solar Panels- Zoned reverse cycle ducted heating and refrigerated cooling plus gas log fire- 3m ceilings throughout plus feature vaulted ceiling and skylight windows- Classic verandah, custom fretwork and decorative cornicing - General Residential Zone 1 - development potential now or in the future STCA- Princes Way frontage for potential medical/commercial use (STCA)Opportunities and scope are endless, being surrounded on multiple boundaries by developer held land, and with a prominent position on Princes Way being the gateway between Drouin, the Freeway and Warragul, posing the advantageous potential for the operation of a business. Contact Ryan or Jack at JR Property for more information.