

**41 Cook Street, Drouin, Vic 3818**

**BOYDE & CO.**

**House For Sale**

Tuesday, 25 June 2024

41 Cook Street, Drouin, Vic 3818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 686 m2**

**Type: House**



Brad Boyde



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**\$700 000 - \$740 000**

41 Cook Street is a quality-built family home in the popular Drouin Views Estate, close to Bellbird Recreational Precinct, Drouin Secondary College, V-Line Train Station, and all Drouin amenities. This beautifully designed home boasts three generously sized bedrooms, each outfitted with built-in robes and ceiling fans. The main bathroom serves these rooms, featuring a bath, a shower with a niche and tiled base, a separate toilet, and a large laundry complete with a drying cupboard. The master suite enhances comfort with a spacious walk-in robe, an ensuite with a large vanity, a dual shower with a tiled base, a split-system air conditioner, and plenty of storage. The home's floor plan is thoughtfully laid out with four distinct living areas: a spacious formal lounge, a large family room, a dining area equipped with a gas log fireplace and a split-system air conditioner, and an expansive outdoor entertainment area. The outdoor space is complete with a wood fire heater, a Jumbuck BBQ, internal garage access, two ceiling fans, and sliding doors leading to the alfresco area - ideal for entertaining throughout the year. At the heart of the home is the open-plan kitchen, which features quality stainless steel appliances (including a dishwasher, range hood, Westinghouse 900mm electric oven, and gas cooktop), a breakfast bar, and extensive storage solutions. A servery window enhances this kitchen, which easily caters to larger gatherings. Fully landscaped, the private backyard caters to easy entertaining, and it includes an alfresco with ample entertaining space, a garden shed, a clothesline, a lemon tree, and off-street parking via the side access gate. Features include:- Large solar system- one gas log fire- One wood fire heater- Two split-systems - Ducted vacuum- Fans in all bedrooms - Four living areas- Great storage throughout- Garage with remote access- Carpet in all bedrooms- Large laundry with easy access to clothesline- Established garden - Ample street parking For further information, please contact Brad Boyde at 0400 775 388.