

**54B Manikato Drive, Drouin, Vic 3818**

**BOYDE & CO.**

**House For Sale**

Thursday, 11 July 2024

54B Manikato Drive, Drouin, Vic 3818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 334 m2**

**Type: House**



Brad Boyde



Jordan Makin  
0499110099

**\$585 000 - \$625 000**

Brand new and immaculately built, 54B Manikato Drive is a low-maintenance family home conveniently located close to all Drouin amenities, the V/Line Train Station, and the two-town walking trail. It offers a convenient flat walk to town. The master bedroom boasts a spacious walk-in robe and a functional ensuite with a tiled shower base and shower niche. The master bathroom services the other two generously sized bedrooms with built-in robes. The bathroom also features a tiled shower base, shower niche, bath, separate powder room, and a large functional laundry. The open-plan kitchen is equipped with Caesarstone benchtops, a 900 mm freestanding dual-fuel oven, a dishwasher, a microwave niche, an under-mount stainless steel sink, and a stainless-steel flick mixer tap. It offers ample storage and bench space with a custom-shelved walk-in pantry. The breakfast bar adjoins the family/dining area, which flows seamlessly to the private courtyard via sliding door access. Secure off-street parking is a breeze, with a double garage offering remote control and internal entry. The home features a 6.6-star energy rating, making it an ideal choice for various investors, from your first home to your forever home or a valuable addition to any investment portfolio. Features include:· Ducted electric refrigerated heating and cooling· Aluminium windows throughout· LED external and garage lights· Quality floor coverings· Termite protection· Quality window furnishings· Low-maintenance landscaping with a plumbed water tank and garden shed For further information, please contact Brad Boyde at 0400775388.