

**2/14 Shaw Street, Dromana, Vic 3936**

woodards 

**Townhouse For Sale**

Monday, 8 July 2024

2/14 Shaw Street, Dromana, Vic 3936

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Darren Sadler  
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**\$1,350,000 - \$1,425,000**

Brand new. A modern masterpiece curated without compromise, this stunning 3-bedroom plus study residence delivers low-maintenance family functionality with an impeccable designer finish, just moments from the best that Dromana has to offer. Its sense of space and style is undeniable, functional design with engineered timber floors, soaring square-set ceilings, and an abundance of light for a lasting impression of sheer quality. A second living with raked ceilings and clerestory windows perfectly placed for the view to Arthurs seat, complements a family and dining zone relishing the northern sunlight, sided by a chef's dream bespoke custom kitchen with NEFF appliances. An open and airy atmosphere extends to a deck and landscaped rear yard with outdoor shower, a space perfect for those lazy sunny afternoons or evening gatherings, while the indulgent bedrooms offer room for the entire family, headlined by the main bedroom with its custom-fitted robes and a luxurious full ensuite. Upgraded inclusions worth noting:

- Upgraded thermally broken windows for energy efficiency
- Upgraded insulation throughout the entire house, including all external walls and roof space
- Sound insulation in all internal walls and first floor for improved acoustics, allowing for peaceful sleep without hearing noise from other rooms
- Sound lagging to all plumbing from above for improved acoustics
- Concealed heating and cooling units in bulkheads and roof spaces for a seamless look
- Water tanks hidden under the deck for maximum use of outdoor space
- Outdoor shower
- Full irrigation system
- Raked ceilings and skylights
- Large first floor living
- Deep bench space in the kitchen (750mm)
- Custom in built cabinetry throughout
- Zoned heating and cooling
- Architectural curves throughout to soften spaces
- Blackbutt feature pergola

The brand new furniture can be included with the property at an extra cost.