



**SOLD**

## CHARMING 3 BEDROOM HOME ON LARGE ALLOTMENT.

Nestled in the charming town of Drouin, this three-bedroom, two-bathroom home offers the perfect fusion of modern style and country living.

The house sits atop an expansive 942 (approx) square meter block, with undercover carpark and plenty of room for the kids to run around in the secure backyard. The vast undercover entertaining area overlooks the large back yard complete with the chook shed and Vegetable gardens. Sit back and relax with the morning coffee or afternoon drinks and enjoy the tranquil views of the rolling hills.

Inside, the house has been lovingly updated and well-maintained. The spacious living area is perfect for entertaining, with large windows that let in plenty of natural light and Study nook. The open-plan kitchen is modern and well-appointed, with plenty of bench and cupboard space, as well as a breakfast bar for casual dining.

Down the hallway, you'll find a good size laundry, separate toilet and three bedrooms, each of good size, with built-in storage, and ceiling fans. The bathroom is bright and airy, with a large shower and separate bathtub. The master bedroom is completed with ensuite.

This home has been designed to suit a variety of lifestyles. Whether you're looking for an idyllic family home or a quiet retreat in the countryside, this property offers the perfect balance of comfort and convenience.

The delightful town of Drouin is a well-respected community, with a strong sense of togetherness and plenty of friendly locals. It's close to all the amenities you could ever need, including schools, shops, and public transport. There are also plenty of wonderful parks, reserves and trails nearby, perfect for getting out and exploring.

This property is truly one of a kind and won't last long. If you're looking for the perfect blend of modern style and country living, then this is the house for you. Don't miss out – call today to arrange an inspection.

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$580,000

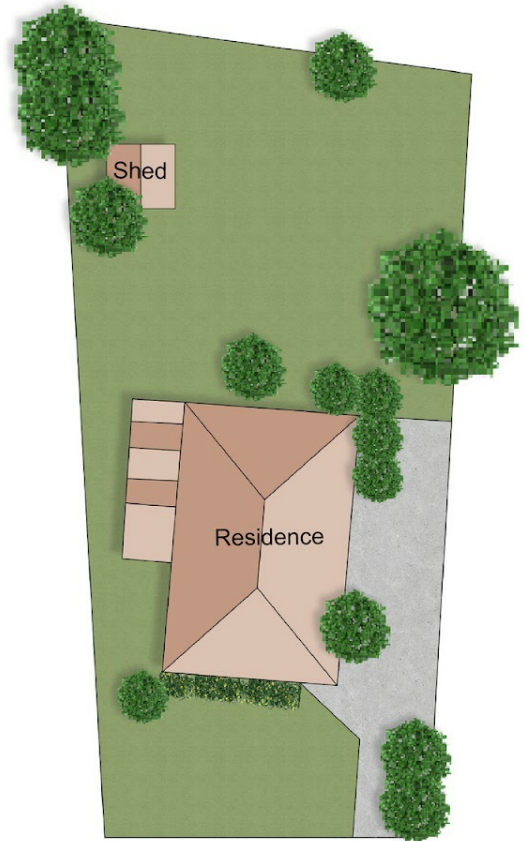
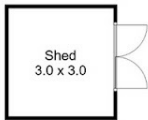
**OPEN FOR INSPECTION:**  
N/A



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## 44 Calway Street - Drouin



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.