



SOLD

WELCOME TO AN ENTERTAINERS PARADISE!

Discover your dream home in the heart of Drouin, where luxury meets functionality! This exceptional family residence is perfectly situated on a generous 1462m² allotment, offering breathtaking mountain views and an abundance of space for entertaining and relaxation.

Key Features;

Spacious Living:

- Five generous bedrooms, including a master suite with a walk-in robe and a luxurious ensuite featuring an oversized walk-in shower, double vanity, and floor-to-ceiling tiles.
- Centrally positioned family bathroom designed for comfort and convenience.
- Multiple indoor living spaces including a formal lounge, family area, and a formal dining room, perfect for hosting gatherings.

Gourmet Kitchen:

- A chef's delight, the kitchen boasts Waterfall Caesarstone benchtops, double electric ovens, a dishwasher, and an electric cooktop.
- Enjoy the convenience of a large island bench with waterfall ends and a breakfast bar, along with ample pantry storage and soft-close cabinetry.

Outdoor Oasis:

- Over 1400m² of land divided into several entertaining and tranquil, tree-lined areas.
- Step outside to a stunning entertaining deck complete with retractable awning, ideal for year-round gatherings.
- A beautifully landscaped backyard featuring fruit trees (lemon, orange, cherry, apple, mandarin) and vegetable boxes, plus a cozy fire pit area.
- An abundance of garden shedding plus a unique hut that can serve as a cubby house or craft studio.

Additional Highlights:

- Oversized double car garage with toilet, sink, extra storage, and internal access.
- Energy-efficient features including double-glazed windows, a solar panel system (approx. 3 kW), and a heat pump hot water system.
- Luxurious finishes throughout, including parquetry timber flooring, cathedral and high ceilings, and a built-in bar with cold and boiling water tap.

Comfort & Convenience:

- Stay comfortable year-round with box air conditioning, hydronic heating, ceiling fans, and fireplace.
- Spacious laundry with ample bench and cupboard space, including a drying cupboard.

5 BED | 2 BATH | 2 CAR

PRICE:
\$825,000

OPEN FOR INSPECTION:
N/A



Jeff Dalzotto
0411601046

jeffd@atrealty.com.au

atrealtypropertysalesgippsland.com.au



TOTAL: 258 m2
 FLOOR 1: 5 m2, FLOOR 2: 253 m2
 EXCLUDED AREAS: GARAGE: 47 m2, PORCH: 24 m2, DECK: 34 m2,
 PATIO: 9 m2, FIREPLACE: 1 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.