



**SOLD**

## LAMPARD LUXURY

This beautifully displayed 2-bedroom property presents a unique opportunity to buy in a prime location of Drouin. Just a leisurely stroll to the town centre and train station, and schools, parks, and amenities close by, this is sure to be snapped up. Whether you're a 1st home buyer, downsizer or looking to invest, this is a sound property to add to your portfolio.

The moment you step inside you'll be impressed with quality furnishings and features. You will be captured by the ultra-modern feel with plantation shutters allowing light to filter in on those beautiful days. Low maintenance is the best way to describe this great home. Featuring a good size lounge and dining area to a well-equipped kitchen, featuring gas HP and electric oven, new dishwasher, plenty of cupboards and ample bench space. Both bedrooms are bright, modern, and feature new ceiling fans and built in robes. Split system heating and cooling takes care of the creature comforts all year-round.

Outside there's an undercover sitting area with ramp access to the beautifully maintained and fully secured private back yard, big enough for pets and entertaining friends and family. Easy to manage level block, single garage URL with rear yard access.

Simply put, there is nothing more to do except move in and enjoy. Call Jeff to arrange your private viewing.

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

**PRICE:**  
**\$440,000**

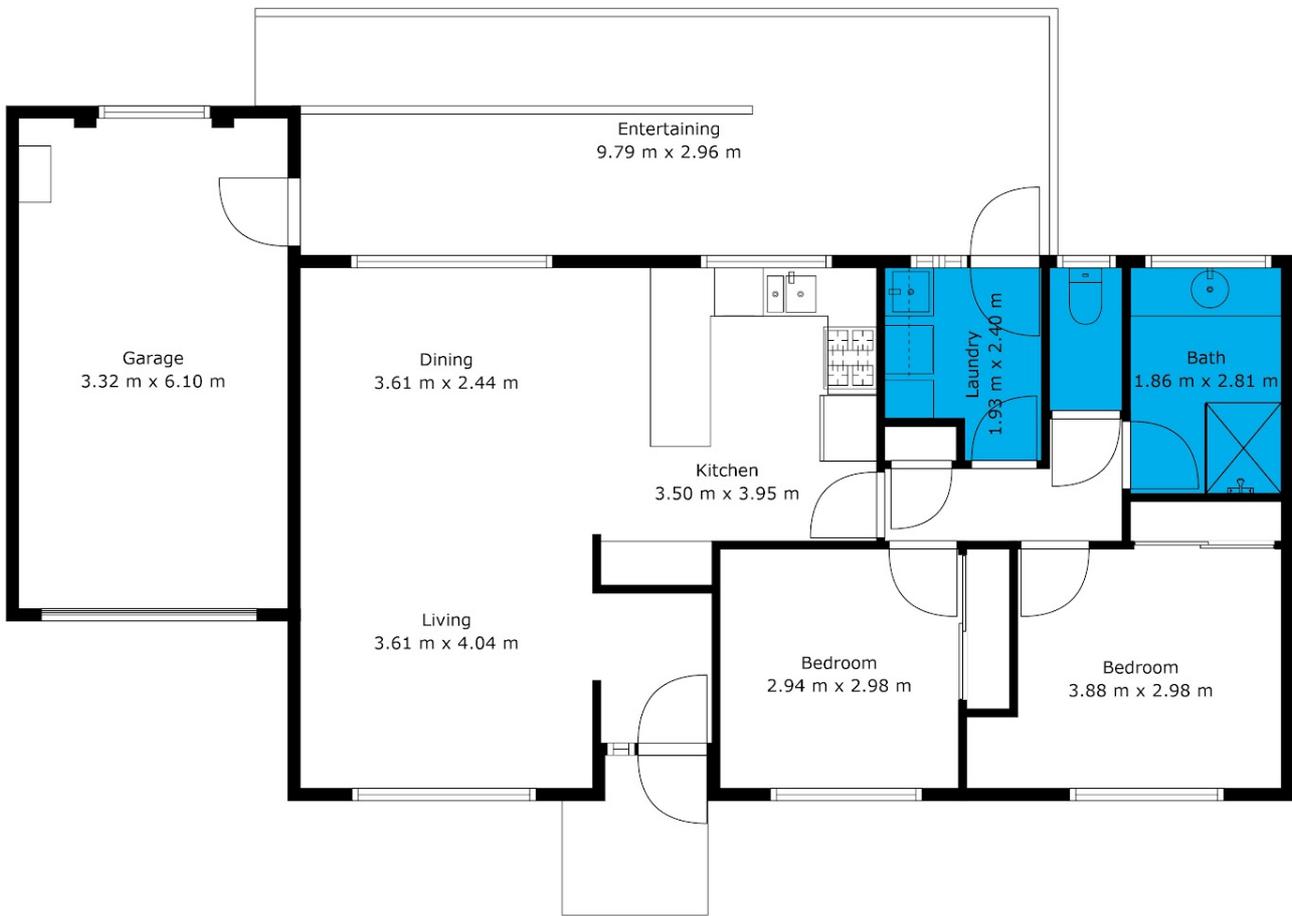
**OPEN FOR INSPECTION:**  
**N/A**



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**TOTAL: 78 m<sup>2</sup>**  
 FLOOR 1: 78 m<sup>2</sup>  
 EXCLUDED AREAS: " " : 3 m<sup>2</sup>, ENTERTAINING: 28 m<sup>2</sup>, GARAGE: 20 m<sup>2</sup>  
 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.