

1 SUTCLIFFE COURT, DROUIN, VIC, 3818

Gippsland
PROPERTY SALES

@realty



\$651,900

GRANDVUE ESTATE

Lot 88, No. 1 Sutcliffe Mews, Drouin

House: 22.35sq Land: 667m² Frontage: Corner

4 2 2 2

MALDIVE 223 - SJD Haven Range
- Facade as shown - others available - Colorbond roof & 2590mm ceilings - 20mm stone benchtops & 900mm appliances to kitchen - Soft closers & overhead cabinetry & set of 3 pot drawers - Microwave provision with pot drawer under - Dishwasher and capped water point to fridge - Double glazed awning windows & sliding doors - 3.5kw solar system & remote controlled garage - Split system, heat panels & 302L heat pump HWS - Upgraded R2.5 wall and R5 ceiling insulation - Developer and council



\$638,700

GRANDVUE ESTATE

Lot 88, No. 1 Sutcliffe Mews, Drouin

House: 19.9Sq Land: 667m² Frontage: Corner

4 2 2 2

BELLINI 199 - SJD Haven Range

- Facade as shown - others available - Colorbond roof & 2590mm ceilings - 20mm stone benchtops & 900mm appliances to kitchen - Soft closers & overhead cabinetry & set of 3 pot drawers - Microwave provision with pot drawer under - Dishwasher and capped water point to fridge - Double glazed awning windows & sliding doors - 3.5kw solar system & remote controlled garage - Split system, heat panels & 302L heat pump HWS - Upgraded R2.5 wall and R5 ceiling insulation - Developer and council



FOR SALE

CENTRAL CONVENIENCE WITH COURT-SIDE TRANQUILITY

Nestled at the entrance of a peaceful court, this superb block of land combines privacy with unbeatable proximity to the heart of Drouin.

Enjoy the best of both worlds — a quiet neighborhood setting just moments from the town Centre. Located only 1.4km from Drouin's vibrant main street, you'll be within walking distance to shops, cafés, supermarkets, and essential services. Daily errands, school drop-offs, and weekend outings have never been easier.

Also positioned just:

- 900m to St Ita's Primary School
- 700m to the Drouin Recreation Reserve

Perfect for families, a playground is located just 100 metres from the home—step out your front door and easily keep an eye on the kids as they play.

Whether you're planning to build your dream home or make a smart investment, this location offers unmatched lifestyle convenience in a sought-after, family-friendly community.

0 BED | 0 BATH | 0 CAR

PRICE:

\$350,000

OPEN FOR INSPECTION:

N/A



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