





**\$638,700**

**GRANDVUE ESTATE**  
Lot 88, No. 1 Sutcliffe Mews, Drouin  
House: 19.95sq Land: 667m<sup>2</sup> / Frontage: Corner

4 2 2 2

**BELLINI 199 – SJD Haven Range**  
+ Fixtures as shown - others available • Colorbond roof & 2500mm ceilings - 20mm stone benchtops & 900mm appliances to kitchen - Soft closes & overhead cabinetry & set of 3 pot drawers - Microwave provision with pot



**\$651,900**

**GRANDVUE ESTATE**  
Lot 88, No. 1 Sutcliffe Mews, Drouin  
House: 22.35sq Land: 667m<sup>2</sup> / Frontage: Corner

4 2 2 2

**MALDIVE 223 – SJD Haven Range**  
+ Fixtures as shown - others available • Colorbond roof & 2500mm ceilings - 20mm stone benchtops & 900mm appliances to kitchen - Soft closes & overhead cabinetry & set of 3 pot drawers - Microwave provision with pot



1 Sutcliffe Court,  
Drouin  
666m<sup>2</sup> (approx.)

# FOR SALE

## BUILD YOUR DREAM! CENTRAL LOCATION, OPPOSITE PARK.

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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