47 EMPIRE AVENUE, DROUIN, VIC, 3818









SOLD

ARCHITECTURALLY DESIGNED MODERN FAMILY LIVING

Perfectly positioned in a sought-after pocket of Drouin, this beautifully presented family home showcases modern living at its finest. Combining quality finishes, clever design, and exceptional functionality, it's the ideal haven for growing families, professionals, or anyone seeking a stylish home with space to entertain and unwind.

From the moment you arrive, the home's striking modern façade, low-maintenance landscaping, and double gates providing side access for a caravan, trailer, or boat set the tone for effortless living. Inside, the thoughtful split-level design maximises natural light and space, while warm timber floorboards and soft neutral tones create a contemporary yet welcoming atmosphere throughout.

The heart of the home center's around a spacious open-plan living, dining, and kitchen zone — perfectly positioned to capture light and flow seamlessly to the outdoors. The designer kitchen is a true highlight, featuring stone benchtops, sleek black cabinetry, premium stainless-steel appliances, a dishwasher, butler's pantry, and statement pendant lighting — balancing style and everyday practicality.

Designed for comfort in every season, this home ensures a welcoming atmosphere all year round. A cosy wood heater in the open-plan living area provides warmth and ambience during cooler months, while ducted gas heating keeps the entire home comfortably heated. In the warmer months, evaporative cooling delivers a refreshing breeze, making the home perfectly balanced for year-round living.

A second living area provides the flexibility families crave, ideal for use as a formal lounge, theatre room, or kids' retreat. The built-in study nook makes working from home effortless, while the additional storeroom offers valuable extra storage.

The master suite is a serene retreat, complete with a large walk-in robe and modern ensuite. The remaining three bedrooms all include built-in wardrobes and are serviced by a central bathroom with a bathtub and separate toilet.

Step outside to the stunning outdoor entertainment area — designed for an indoor-outdoor

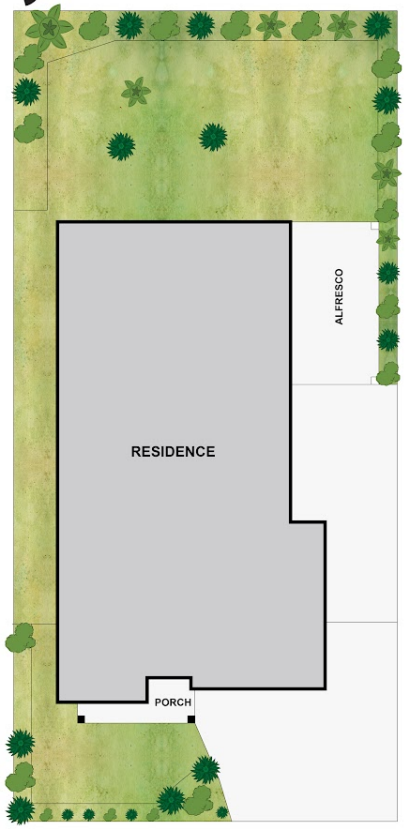
4 BED | 2 BATH | 2 CAR

PRICE:
$900,000

OPEN FOR INSPECTION:
N/A



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47 Empire Avenue, Drouin

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here all measurements are approximate and are for illustration purposes only. No responsibility is taken for any error, ommision or misstatement

LIVING 23.78 sqs

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.

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