



# FOR SALE

## BUYER DEFAULT - DONT MISS OUT THIS TIME! – ACT FAST!

All offers closing this Saturday at 5PM.

Welcome to 47 Lampard Road, Drouin — a fantastic chance to secure a solid home or investment on a generous 668m<sup>2</sup> (approx.)+ block in one of the region's fastest growing communities. Whether you're stepping into the market, expanding your portfolio, or hunting for unbeatable value, this property delivers on every front.

This 3 bedroom with BIR's, new bathroom home offers comfortable living with plenty of potential to add value. The layout provides a warm and practical environment for young families, couples, or tenants alike. Outside, you'll find a 2 car carport plus an impressive shed with room for a car and work shop, perfect for tradies, hobbyists, or anyone needing extra storage and workspace. The block opens the door to future possibilities — extensions, landscaping, or simply enjoying the space as it is. Positioned close to schools, parks, shops, and transport, this address combines convenience with long term growth.

### Key Features:

- 3 comfortable bedrooms
- Central bathroom
- 2 car carport
- Excellent work shed
- 668m<sup>2</sup> (approx.)+ block
- Ideal for first home buyers, investors & value seekers
- Strong rental appeal and future growth potential
- Disability bathroom and ramps to home.
- Subdivision potential STCA.

Opportunities like this are rare — and they don't wait around. This property will not stay on the market long, and you will regret missing out on this incredible opportunity. Secure your future today.

3 BED | 1 BATH | 3 CAR

### PRICE:

\$490,000 - \$539,000

### OPEN FOR INSPECTION:

N/A

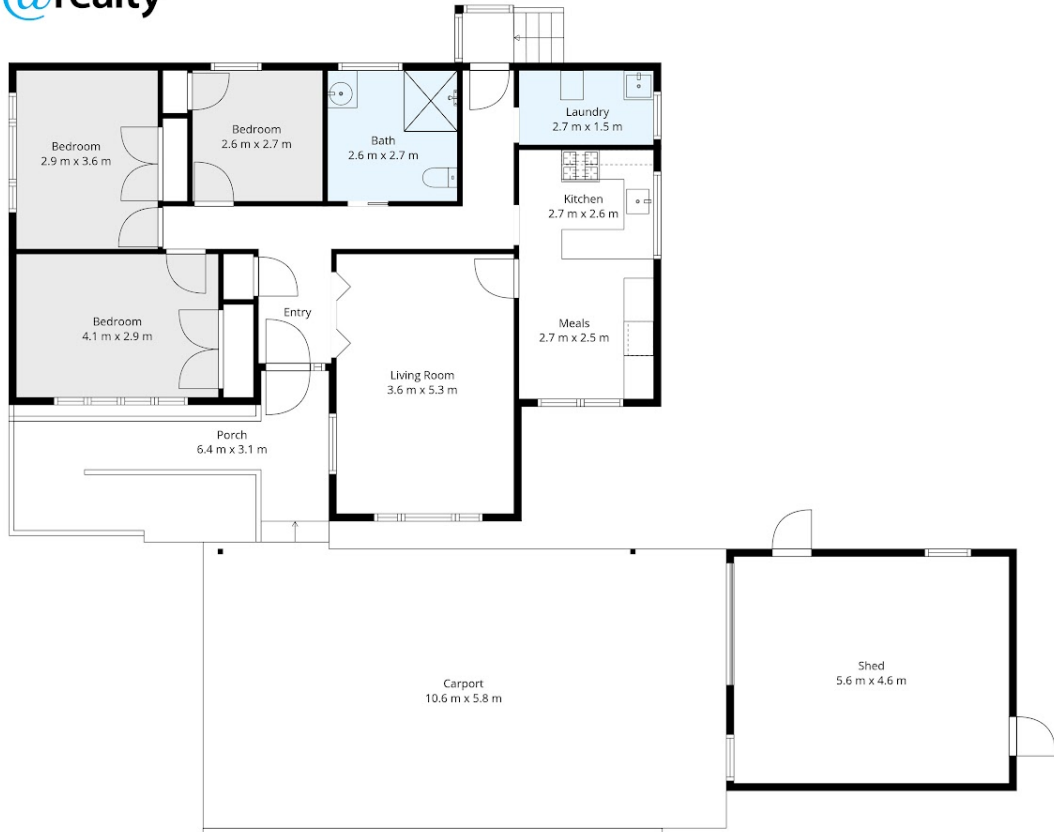


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## 47 Lampard Road, Drouin

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, omission or misstatement.



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.