

**11 Tracie Court, Drouin, VIC, 3818**



**House For Sale**

Saturday, 30 November 2024

11 Tracie Court, Drouin, VIC, 3818

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Tyler Hogan  
0477712112

## **Privacy, Space & Convenience!**

Perfectly located in a private and peaceful court location, nestled on a rare 953m<sup>2</sup> allotment with rear yard access, sits this immaculate 5-bedroom and 3-bathroom home, with a versatile floor plan to suit all the modern day living and working from home arrangements. With close proximity to schools, local parks, walking tracks and sporting facilities and the Princess FWY, this home is not only spacious and unique, but convenient as well.

Packed with features and spacious throughout, the home features a renovated kitchen with stone bench tops and stainless appliances, bamboo flooring, 2 separate living areas, study/multipurpose room, gas heating, 2 x split system air conditioners, solar system, fully renovated ensuite, and an abundance of storage throughout.

Vehicle storage is a breeze with its enormous carport with through access, In addition, the 6m x 4m shed, provides for more storage or the ideal workshop, or the business enthusiast needing the work from home arrangements.

Outside, the fully enclosed rear yard is completely private, with established trees and gardens that complement the home and can be enjoyed from the rear alfresco area with built in BBQ.

Simply one of a kind, and one that will turn plenty of heads with its "Rarity". Homes on blocks this size just don't seem to exist anymore but when they do, they don't last long. With everything you need so close to all the amenities you require, including the Drouin CBD and Freeway access. Primed for capital growth for years to come, there's no safer place to invest in your future than a property such as this!