



11 Moe Street, DROUIN, VIC 3818

Expectation Meets Reality

Introducing a beautifully built and architecturally designed 2 year old home that perfectly blends contemporary style with modern family comfort. Situated in one of Drouin's most convenient locations it Offers four bedrooms, two bathrooms, and enclosed accommodation for up to five vehicles, the property also features an impressive 12m x 9m shed with two roller doors and convenient side access.

Inside, soaring ceilings and a light-filled, open-plan layout create an immediate sense of space. The designer kitchen showcases a stone waterfall island, warm timber flooring, and a spacious butler's pantry, all overlooking a living area centered around a feature fireplace. A dedicated home theatre with an adjustable skylight provides the ultimate movie experience.

The privately positioned master suite includes a stylish ensuite and an expansive walk-in robe. Three additional bedrooms with built-in robes are serviced by a centrally located bathroom and a separate powder room, comfortably accommodating family members and guests alike. For everyday functionality, a well-appointed laundry flows through to a practical mudroom with secondary access to both the garage and the backyard.

TYPE: For Sale

INTERNET ID: L35171310

SALE DETAILS

**\$1,150,000 -
\$1,250,000**

CONTACT DETAILS

Warragul
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Warragul, VIC
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Outside, a raised timber entertaining deck overlooks the beautifully landscaped backyard, perfect for entertaining or enjoying a morning coffee. The expansive backyard shed offers exceptional versatility for trades, storage, hobbies, or recreational vehicles.

Ideally positioned within walking distance of schools, parks, the Drouin CBD, public transport, and the Two Towns Walking and Bike Trail, the property also offers easy freeway access and sits approximately 7km from Warragul. This exceptional, turnkey home presents a rare opportunity for the perfect combination of lifestyle, space, and convenience.

For those with a keen eye and high expectations, an inspection is essential.

- Land Area 1,012.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards







