

Begin your new life today!

Begin your new life today at this high quality four bedroom Drouin home, comfortable in the knowledge that you will not need to do a thing or spend another cent!

This is an immaculate property, inside and out, with a long list of sought after features which complement a modern family lifestyle.

Occupying a large corner allotment of 826m², the brick veneer and tile home is surrounded by low maintenance garden and enjoys a beautiful rural outlook, on the south eastern edge of town.

In addition to the four spacious bedrooms, there are three separate indoor living areas, a large URL alfresco, double garage with workshop, Colorbond shed – the list goes on!

A central tiled hallway leads from the front door, beneath a pavilion like portico, which makes a stunning entrance.

Two rooms flank the entry, a spacious office on one side, and double doors to the main bedroom on the other.

This bedroom suite is impressive and incorporates a huge sleeping area, oversized walk in robe and beautiful ensuite with contemporary fixtures and décor.

Enjoying the outlook from windows along the outside wall of the

hall, the formal lounge is a large, private living space, and then the hall opens to the main living area which has a great open design.

Anchored by the large family kitchen in one corner, the space also includes a meals area and extensive family room, plus retractable glass doors opening on two sides of a terrific alfresco.

This extensive living zone offers a great indoor/outdoor space for everyday living as well as larger scale entertaining!

Tile flooring lines this generous living space and the kitchen has an L-shaped island/meals bar, Caesar stone benches and a fantastic butler's pantry.

But that is not the end of the living space in this home – there is also a separate home theatre or rumpus room, depending on your

requirements!

All three additional bedrooms and beautiful family bathroom and laundry open from a separate hallway, each with excellent storage options, carpet and décor.

Ducted heating and air conditioning control the climate inside and there is a 16 panel/4kw solar system installed as well as a 2000 litre rain water tank.

Everything has been considered in the planning and delivery of this beautifully appointed home, which represents excellent value for any family.

Located at 47 Norman Road in Drouin, you can organise your private inspection by contacting Lynne Martin from Peter Williams Real Estate in Drouin on 0400 532 200 or 5625 3911.

The home is priced at \$524,750.



DROUIN - \$239,500



O.F.I. SATURDAY 11.00 - 11.30AM

Pastoral Views

This three bedroom home is situated in the service lane of Buln Buln Rd and overlooks the paddocks below. The front garden has been landscaped for easy care maintenance and the rear garden is still large enough to cater for the young family. The bedrooms all have built in robes and are a good size. The original hardwood floors have been exposed throughout except for the master bedroom. An L-shape lounge/dining adjoins the kitchen. Gas heating, electric upright cooker, evapor cooling, gas hot water with Solar booster plus 10 Solar Panels on the roof complete the package. A laserlite covered verandah runs the length of the home at the rear giving protection from the weather and giving covered access to the single carport and garage.

51 Buln Buln Rd, DROUIN
LYNNE MARTIN 0400 532 200

TRAFALGAR - \$339,000



Great For Extended Family

Rare opportunity to secure a very versatile 3 bed family home. Plus a self-contained unit consisting of 1 bedroom, ensuite & kitchenette/ living area. Located in a quiet street within walking distance of the Centre of Town, Schools, Transport & easy access to the M1 freeway. The home features a renovated kitchen & bathroom, 9ft ceilings, 2 bathrooms open plan living, well maintained & ready to move into. The accommodation would suit a family plus inlaw or teenage retreat. The large backyard would be great for children to play safely and for you to grow your own vegies. Call Graham to arrange an inspection.

46 SUMMERLEA ST, TRAFALGAR
GRAHAM FAIRWEATHER 0418 329 608

DROUIN - \$540,000



Ideal Family Home

Just a few minutes from the freeway and a short drive into Drouin this lovely spacious home has many features: - 4333m² approx - 3 b/room + study - Two separate living areas - 8'6" ceilings throughout - Double garage with internal access - Large shed with own access - Quality furnishings

10B FAIRWAY DRIVE, DROUIN
LYNNE MARTIN 0400 532 200

DROUIN - \$289,500



O.F.I. SATURDAY 12.30 - 1.00PM

Tradies & Developers Opportunity!

Great opportunity to secure a 3 bedroom home on 1237m² approx. with a large lock up garage, private back yard, room to extend dwelling or would suit future development S.T.C. A. Situated in a quiet street within walking distance of the CBD & transport this is one not to be missed. Call Graham to arrange an inspection before it's too late.

1 HARPER ST, DROUIN
GRAHAM FAIRWEATHER 0418 329 608

DROUIN - \$579,000



What An Opportunity!

Set amongst lovely mature trees & gardens on 1.8 acres this spacious four bedroom home is a delight. The formal lounge room has lovely polished floors, 9ft ceilings & overlooks the front garden. The open plan family/meals/kitchen area enjoys both the front & back gardens and opens onto a large rear verandah. Features include, ducted heating, ducted vac, woodheater, security system & dishwasher. The drive winds past the house garage with remote door & internal access to a large Colorbond shed at the rear. Here the block has been divided to allow for a paddock with water trough suitable for livestock, holding yard and stock race. The chookshed and established vegie gardens complete the package.

4 PEPPERELL DRIVE, DROUIN
LYNNE MARTIN 0400 532 200

NEERIM SOUTH - \$320,000 PLUS



O.F.I. SATURDAY 11.30AM - 12.00PM

Country Living At Its Best!

Sit back on the verandah & take in the outstanding rural vistas while you relax in the peaceful surrounds of this picturesque location. The 4 bedroom BV home features ensuite to master bedroom, 2 living areas which include lounge dining area plus the kitchen/meals, family room. A wood heater in the lounge along with a split system a/c in the family room plus ducted heating provide year round comfort, all within walking distance of the village of Neerim South with all facilities you are likely to need. Call Graham to arrange an inspection of this charming home in a great location.

29 BURTONWOOD COURT, NEERIM SOUTH
GRAHAM FAIRWEATHER 0418 329 608

First home ownership made easy

Everything you need to know about buying your first home will be revealed at the Waterford Rise First Home Ownership Presentation on Tuesday 30 September.

Understanding the First Home Owner Grant, stamp duty savings, how to secure finance and which block to buy were the key lessons an enthusiastic crowd of aspiring young homeowners took away from the first Waterford Rise First Home Owners Presentation in July.

Representatives from Oliver Hume and Berkeley Capital will present on issues such as House and Land packages, how to strike a great deal on your mortgage, hidden costs and a few "tricks of the trade" to ensure you get the best house for your money.

Guests will also learn about the amount of deposit required, which block to choose, lending guidelines and much more, with many expected to leave the presentation a bit wiser and a lot more optimistic.

Mr. Glenn Sanford, Waterford Rise General Manager, said the first Presentation's special offer will also be repeated, with Waterford Rise again offering to pay stamp duty and conveyancing fees to the approximate value of \$2,500* for anyone who purchases a block within 14 days of the presentation.

"Most of the guests at the first event were really in the dark on exactly how to go about purchasing their first

property and had not considered such aspects as Loan to Value Ratios, Lenders Mortgage Insurance and the availability of government incentives," Glenn said.

"Interestingly, the majority were unaware that the state government has introduced significant reductions in stamp duty for first homebuyers in recent years and that stamp duty is paid only on the value of the land component of new homes, not the value of the unbuilt house."

As a result, many guests left the presentation feeling they were much closer to getting a start in the property market than they had previously thought.

The second presentation will be held on Tuesday 30th September from 6.30pm (for a 7pm start). Numbers are limited so anyone wishing to attend should register their interest immediately via the website, call on 1300 737 094 or come into the sales office.

A wide range of blocks are currently available at Waterford Rise including the premium The Rise release, great blocks still in Stages 8 and 9 and the new Stage 40 presently under construction. Prices at Waterford Rise start from a very affordable \$130,000.

To register visit www.waterfordrise.com.au/ firsthomebuyers or call Estate Manager Ann Maree Mailer on 1300 737 094.

*This figure is based on the purchase of a block to the value of \$139,000.



With Melbourne property prices amongst the highest in the world, first homebuyers are purchasing in regional communities and realising they love the laid-back country lifestyle.

29-31 Princes Way
DROUIN
Ph: 5625 3911

PETER WILLIAMS
REAL ESTATE

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