

34 Church St, Drouin, VIC 3818

Sold - 9/09/2025

House 3 1 1 2



## Solid Foundations, Endless Potential

Exceptionally well located just a short walk to the town centre and train station, this triple-fronted cream brick veneer sits on an impressive 988m<sup>2</sup> allotment, presenting a rare opportunity for savvy investors and developers.

The existing home is as solid as a rock, offering three bedrooms, an oversized lounge, functional kitchen and meals, and wide hallways. While neat and tidy, it remains largely original - providing scope for renovation or a quality rental return while plans are prepared.

With a generous double garage, single carport and a substantial landholding, the property's true value lies in its future potential. Subdivision or redevelopment (STCA) could unlock significant rewards in this sought-after growth location, where demand for well-positioned housing continues to strengthen.

Opportunities of this calibre, combining scale, position, and upside, are rarely offered - and highly prized.

**Open for Inspection**

By Appointment.

### Listed By

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