



### 37 Carolanne Drive Drysdale VIC

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#### The Feel:

Enjoying a convenient location nearby to the Drysdale town centre for all social and practical requirements, this two bedroom cottage is ready for its next chapter. Perfectly liveable as is, an ideal renovation project or investment property with future subdivision potential (STCA), inspection will inspire those looking for an entry point with many options moving forward.

#### The Facts:

- Spacious OP living, meals and kitchen area
- Kitchen with 600mm upright gas cooker
- Undercover outdoor room for entertaining
- Flat, grassy yard with colourful gardens
- 580m<sup>2</sup> (approx) close to the Drysdale township
- 2BRs with BIR's & share the main bathroom with sep. W.C
- Gas heating and ceiling fans throughout
- 2 x garden sheds accommodate extra storage
- An easy walk to the shops and Primary School
- Public transport close by for commuters
- Potential for future sub-division (STCA)
- An ideal entry point or renovation project (STCA)

**Price** : \$ 480,000  
**Land Size** : 580 sqm  
**View** : <https://www.bellarineproperty.com.au/5274273>



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Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 37 Carolanne Drive, Drysdale

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