



## 49 Monaco Parade Dromana VIC

3 2 1

Welcome to this beautifully renovated 3-bedroom sanctuary, perfectly positioned near Boundary Road shops and within the coveted Dromana School catchment zone. This stunning property is ready for you to move in? just bring your toothbrush and swimming gear!

Step inside and experience the luxurious charm of solid silver top ash timber flooring that complements the spacious, open-plan design. Enjoy cosy evenings with gas ducted heating or the split system in the lounge area, and entertain with ease using the Westinghouse 900mm gas cooktop, oven, and dishwasher. The Rinnai endless hot water system ensures you never run out of hot water, adding an extra layer of convenience.

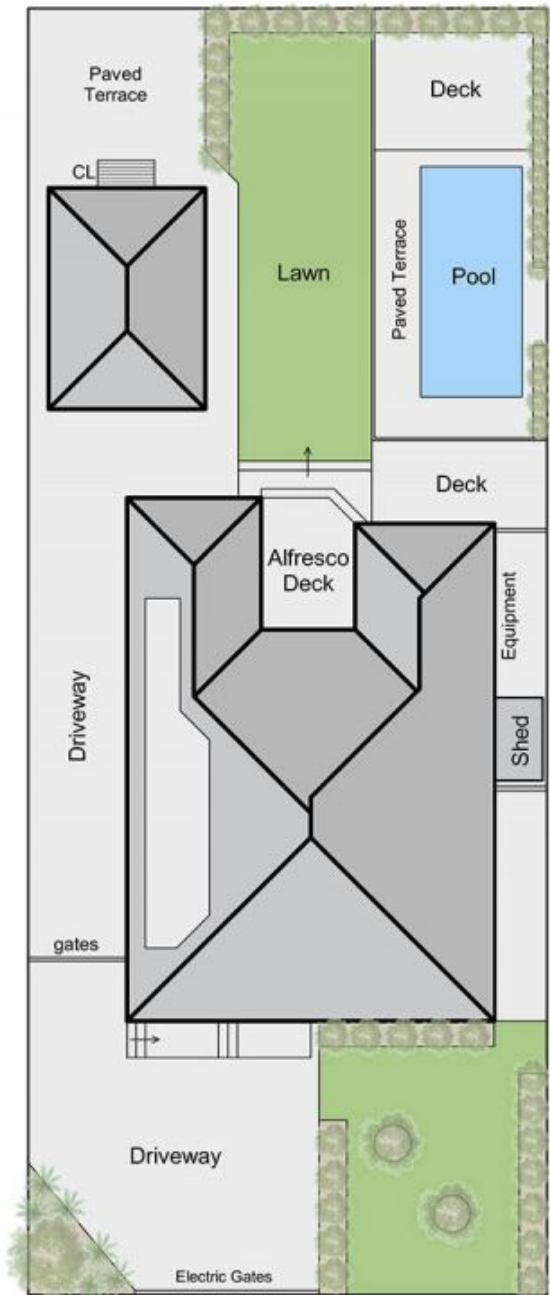
Indulge in year-round relaxation with the 8x4m fiberglass swimming pool, complete with solar heating to keep the

**Price** : \$1,250,000 - \$1,350,000  
**Land Size** : 716 sqm  
**View** : <https://www.ypa.com.au/8108503>

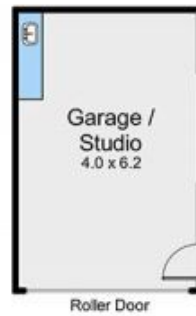


**Michael Dimech**  
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Internal area = 18.3 squares (approx)  
 External area = 5.9 squares (approx)  
 Total area = 24.2 squares (approx)  
 Land area = 715 sqm (approx)



Site Plan



Floor Plan

## 49 Monaco Parade, Dromana

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters** (03) 5970 2222