



## 17A James Street Dromana VIC

4 2 2

This luxuriously townhouse is within a short walk to the Beach, the Dromana Shopping Centre, Cafes & Restaurants as well as the Dromana Primary School at the end of the street. Very conveniently located, close to everything including public transport & freeway access

**Price** : \$ 1,160,000  
**Land Size** : 478 sqm  
**View** : <https://www.ypa.com.au/7395435>

### Featuring:

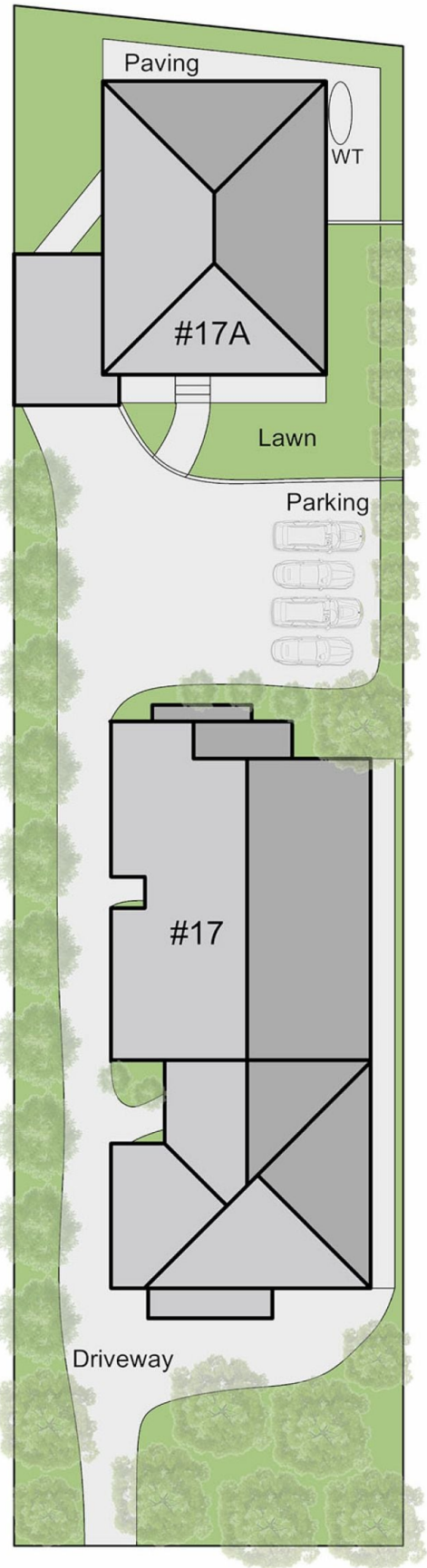
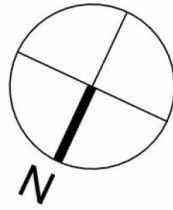
- ? Wide Bay views from upstairs
- ? 4 bedrooms plus office
- ? Ensuite & walk-in robe to master bedroom
- ? Large open plan living area downstairs leading out to large & private verandah
- ? Modern kitchen with SMEG appliances and walk-in pantry
- ? Living area upstairs leading out onto full width balcony
- ? Ducted heating & split system air conditioning



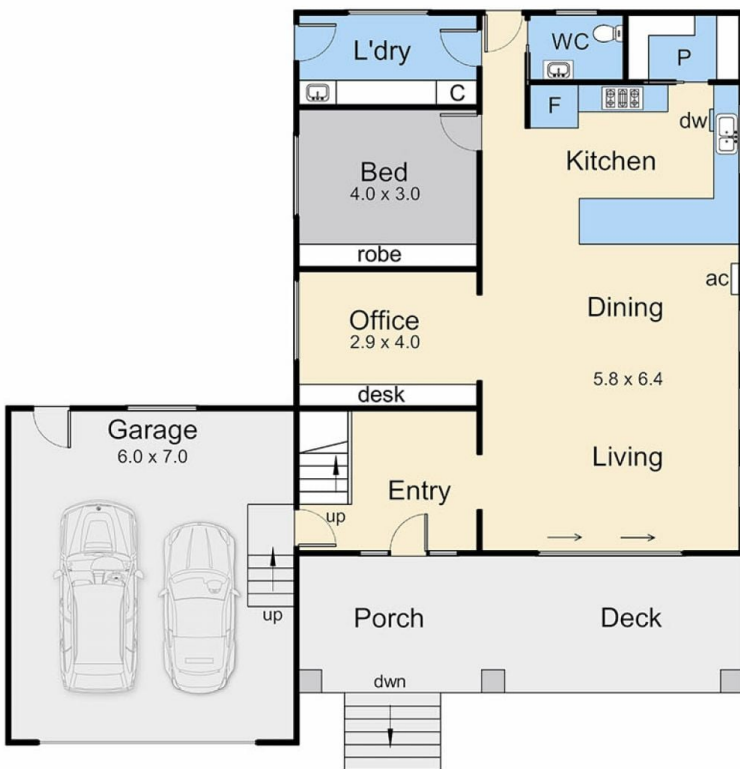
**Elke Remscheid**  
0423 211 315



Upper Floor



Site Plan



Lower Floor

## 17A James Street, 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**