

**312 Blackburn Road, Doncaster East, Vic 3109**

**LLC**  
Real Estate

**House For Sale**

Friday, 29 March 2024

312 Blackburn Road, Doncaster East, Vic 3109

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Ricky Chen

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## Contact Agent

Uniquely designed to maximize peace and privacy whilst relishing style and space, this modern home is certain to excite the growing family with its lavish proportions perfectly placed in the service road for easy entry and exit plus zoning to East Doncaster Secondary College. Luxurious yet low on maintenance, the home's grand dimensions unfold to reveal a magnificent home office with built-in shelving, supplemented by a splendid retreat with second study area and glass panelling to reduce sound interference from the main living area. Soaring ceilings and glamorous floorboards highlight the open plan living, dining and kitchen creating a space of unrivalled splendour that's equipped with waterfall stone benches, Bosch appliances (double ovens, gas stove and dishwasher), 2 plumbed fridge points, walk-in pantry plus a breakfast bench. Sliding doors extend the space into the enclosed alfresco/sunroom, while the home's accommodation includes six robed bedrooms, including a ground floor guest suite with built-in-robe and ensuite boasting a touch screen mirror plus a lavish master suite with retreat area, plantation shutters, opulent dual vanity ensuite plus a dressing room. Further complemented by a dual vanity family bathroom, separate toilet, 4th bathroom with toilet, hidden sink/coffee station, laundry with bench, storage and laundry chute, two storage rooms, 13.3kw solar panel system, 3-phase power, ducted heating, evaporative cooling, 8 reverse cycle air conditioning units, alarm, CCTV cameras with remote viewing, video intercom, Ethernet cabling, instantaneous hot water, Colorbond roof and boundary fences, oversized double garage with two dedicated 15a power points for electric car charging and internal access, guest parking space plus remote-control driveway gates. Brilliantly positioned within walking distance to Donburn Primary, East Doncaster Secondary, Zerbes Reserve, local shops and buses, near Tunstall Square, Jackson Court shops, Ruffey Lake Park, Westfield Doncaster and the Eastern Freeway. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate. Prospect purchasers should independently verify the information contained in this document and refer to the due diligence check-list provided by consumer affairs. Click on the link for a copy of the due diligence check-list: <http://www.consumer.vic.gov.au/duediligencechecklist>