

**1/18 Sonia Street, Donvale, Vic 3111**



**Unit For Sale**

Thursday, 7 March 2024

1/18 Sonia Street, Donvale, Vic 3111

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 309 m2**

**Type: Unit**



Thi Nguyen  
0423027036



Chris Savvides  
0417599664

**\$820,000 - \$900,000**

Promoting exceptional quality and modern sun soaked class throughout, this completely renovated, single level beauty is a truly unique offering. Delivering undeniable privacy and convenience with sought after zoning to East Doncaster Secondary College and Donvale Primary, and in easy walking distance to Tunstall Square. A slick rendered façade with slate grey tones contrasts with crisp white trimmings to deliver a completely secured and luminated home. Offering the benefit of both a front of house covered relaxation zone and lush lawn, plus a rear paved courtyard for BBQs. Planted with low maintenance gardens throughout for effortless upkeep. Hardwood Tasmanian Oak polished floors and luxurious new loop pile carpets set the natural tones for this quality appointed home. Enticing downsizing or professional couples, investors and families alike with three bedrooms appreciating fitted robes. Attended by a designer floor to ceiling tiled bathroom with paris floating vanity, rainfall/hand-held shower with niche, and in-wall cistern WC. With the bonus of a contemporary laundry with its own access outside, and second toilet. Displaying 2.6m high ceilings, buyers will be thoroughly impressed by the generous and meticulously presented living domain, and kitchen/dining, promising inviting style and easy meal preparation. Well equipped with premium Westinghouse s/s appliances including gas cooktop, dishwasher, plus ample bevelled cabinetry. The inclusions are numerous with the home freshly painted throughout, and further fitted with: gas ducted heating, reverse heating/cooling split systems x 2, upgraded LED lighting, double blinds (incl privacy) and a single car garage with secure roller door, plus the attraction of no owner's corporate fees and ample visitor parking on Sonia Street. Apart from the enviable school zoning, and being in walking distance to childcare, kindergarten and primary school, the home is effortlessly close to St Clems Reserve, the Koonung Creek Trail, along with Donvale Reserve, Donvale Indoor Sports Centre and Aranga Dog Park for four legged friends. Minutes to regular bus services to the city via the freeway or down Doncaster Road to Westfield Doncaster to watch a movie at Gold Class or enjoy a delicious meal or spot of retail therapy. Equally close to The Pines Shopping Centre, Jackson Court eateries, and Eastland via Eastlink. There can be no better place to live than this gorgeous home, and quiet lifestyle focused pocket. Inspect now!