

# 1 Clapton Lane, Donnybrook, Vic 3064



## House For Sale

Tuesday, 21 May 2024

1 Clapton Lane, Donnybrook, Vic 3064

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 271 m<sup>2</sup>

Type: House



Melissa Abela  
0393094888



Gianni D'Angelo  
0466185825

**\$610,000-\$660,000**

PRIVATE SALE- OFFERS CLOSING 8TH JUNE UNLESS SOLD PRIOR A new 2024 build- still covered under builders' warranty, in the heart of Donnybrooks new and emerging precinct, offering 2 Master bedrooms plus 2 additional large rooms, a home study and 2 living zones- there has not been a more well-planned home in the estate! Having you covered from size, quality and style, right through to convenience and comfort. A complete turn-key build that has taken no shortcuts, boasting sizeable living, dining and resting zones as well as a modern and airy feel as soon as you enter the front door. Not to mention positioning you in a top locale for the Suburb- Kinbrook Estate, which offers all amenities at your door step, including its very own upcoming Kinbrook shopping complex, Parks and playgrounds, as well as close proximity to Donnybrook train station, two Hume Anglican grammar campuses, alternative schooling options, Kalkallo town centre (Woolworths, Chemist warehouse, Fast food and more), Merrifield town centre (Coles, butchers, pharmacy, dining and more), freeway access and a simple 26km to Melbourne airport and 40km to Melbourne CBD. Offering on Ground floor: • Master bedroom with wardrobe and modern ensuite • Study • Guest powder room • Light filled formal family living room • Quality kitchen with stone breakfast bar and abundance of pantry space, stainless steel cooking appliances and dishwasher • Large walk in pantry • Adjoining dining area • Under-staircase storage • Spacious laundry Offering on Level 1: • 2nd Master bedroom with large walk-in wardrobe and modern ensuite featuring wall to wall shower • Additional bedrooms 3 and 4 with built in robes • Serviced by a spotless central 3rd bathroom with stone benches and bathtub • Separate W/C • Retreat area/ living zone • Heating and cooling units throughout • Blinds/ window furnishings throughout • Low maintenance, well-kept, great sized backyard space • Double automatic garage • Bonus of larger corner block Secure in a developing suburb now and reap the benefits almost immediately, as value for money once established will be undeniable. DEPOSIT 5-10% SETTLEMENT 14-120 DAYS OFFERS CLOSING 8TH JUNE 5.00PM Contact Melissa Abela to lock in your inspection time.