

# 10 Michellan Court, Donvale, Vic 3111



## House For Sale

Tuesday, 30 January 2024

10 Michellan Court, Donvale, Vic 3111

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1848 m2

Type: House



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**\$2,100,000 - \$2,300,000**

Exuding timeless quality and comfort, this impeccable two storey home exemplifies space and lifestyle. Crafted to capture natural light and an incredible aspect over King Lake and the Great Dividing Range, the beautiful wide fronted residence is high set at the crown of a court. The home is cocooned by parkland on both sides, and the fantastic adjoining garden is primed for families to enjoy, outdoor entertaining to be appreciated under the Golden Elm Tree, a pool to be added or the strong possibility of a subdivision on 1848m<sup>2</sup> (STCA). Created with abundant entertaining, the floorplan appreciates a sunken formal lounge with open fireplace and refined dining, adorned with attractive cornices. Progressing to a light filled kitchen/meals with Smeg freestanding oven and gas cooktop and ample storage incl a walk-in pantry. Balanced by a separate family room with parquetry floors, for relaxing with a movie while relishing uninterrupted views down the court to the leafy mountain filled horizon. All four bedrooms are placed upstairs including a master with spacious WIR/dressing area and ensuite, completed by a bright central bathroom with separate powder room. Every room reflects a stunning aspect of either the parkland or the distant ranges. An additional ground floor bathroom is a bonus inclusion for a growing family. Further features for the home encompass: ducted heating, evaporative cooling upstairs, laundry with ducted heating vent, ducted vacuum system, utility shed and a double remote garage with internal entry plus rear double door access to the garden. Next to the garage is private off-street parking for multi cars. The home has been lovingly lived in for 40 years. Directly next door is Fahey Reserve and playground, a walkway to a second open reserve, and only minutes' walk to Cat Jump Park and Preschool, Milgate Primary and Our Lady of the Pines Primary. Zoned to East Doncaster Secondary and convenient to Donburn Primary, Carey Baptist Grammar, Donvale Christian College and Whitefriars College. Minutes to local Donburn shops/cafes, The Pines Shopping Centre, Tunstall Square and Westfield Doncaster. Close to Mullum Mullum Trail/Stadium, Currawong Bush Park, local and city express buses and the Freeway/Eastlink. This is a rare opportunity to acquire such a large land holding with seamless subdivision prospects. Book your inspection without delay!