

**10 Runnymede Street, Doncaster East, Vic 3109**



**House For Sale**

Tuesday, 11 June 2024

10 Runnymede Street, Doncaster East, Vic 3109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 647 m2**

**Type: House**



Thi Nguyen  
0423027036



Rod Yan  
0433658813

**\$1,300,000 - \$1,380,000**

An exciting proposition as a lovely solidly built home to live in and enjoy its wide north-facing outlook to Maldon Crescent, and a great opportunity to develop multi side by side townhouses or a one of a kind home with double frontage on a flat 647m<sup>2</sup> block (STCA). Zoned and a short walk to East Doncaster Secondary College and Doncaster Gardens, and merely metres to shops, public transport and acres of parkland. The unique design leads you inside to a dramatic vaulted ceiling set above the living room, with large windows offering a nice street aspect. Progressing to a dining area and a separate timber kitchen/meals with 2-way cupboards, electric oven and gas cooktop plus a separate buffet area with extra cabinetry storage. A glass sliding door leads to an open-air patio for family BBQs and easy everyday relaxation. Surrounded by a sizeable lushly grassed, flat and fenced rear garden. Accommodating three reasonably sized bedrooms with built-in robes. The master has a semi-ensuite and the main bathroom opposite provides the convenience of a second separate skylit toilet, and a laundry. The home is warmed by seven hydronic wall panel heaters and offers a large split system. It additionally enjoys polished hardwood timber floors, blinds, linen storage, 2 sky lights, a security alarm, 2-car garaging with rear roller door plus side access, and trailer/jet ski parking or drive-through parking for an extra car.

Five minute walk to buses at Blackburn Road and George Street, along with Donburn shops, cafes and Asian grocers. Close to Jackson Court Shop eateries, The Pines Shopping Centre, Westfield Doncaster and an exciting selection of shopping, dining and entertainment. Only footsteps to Zerbes and Rieschiecks Reserves and Ruffey Lake Park picnic and play facilities. Close to the freeway for effortless city commuting. Choose to enjoy the home now and explore your options later, or lease it while you seek planning permission to build in this lucrative sought after address. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.