

11-13 Roseville Avenue, Doncaster, Vic 3108



House For Sale

Wednesday, 29 May 2024

11-13 Roseville Avenue, Doncaster, Vic 3108

Bedrooms: 7

Bathrooms: 4

Parkings: 4

Area: 1316 m2

Type: House



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\$3,500,000 - \$3,850,000

An unparalleled development opportunity awaits in a prime blue-chip location, offering an extraordinary DD08-zoned double allotment spanning 1320 square meters. This exceptional property is ready to bring your visionary project to life. Just meters from Westfield Doncaster, and moments from picturesque parklands, top-tier schools, convenient transport options, and the Eastern Freeway, this site is remarkably situated for an iconic development. The versatility of this location is unmatched, making it suitable for a wide variety of purposes. Whether you envision residential townhouses, a luxury hotel, serviced apartments, Airbnb accommodations, commercial ventures, or even medical facilities (all subject to council approval), this site can accommodate your aspirations. Set on the high side of the street, it boasts an impressive 36.7-meter street frontage, enhancing its appeal and accessibility. This block ticks all the boxes in a perpetually popular residential area, where the future is undeniably bright. The property is zoned for both Doncaster Primary School and Doncaster Secondary College, ensuring enduring market appeal for families. Additionally, the proximity to wonderful shops, charming cafes, city-bound buses, Schramms Reserve, Ruffey Lake Park, and the Eastern Freeway makes this location highly desirable. Imagine creating a landmark development in this thriving community. The possibilities are endless, from sophisticated residential townhouses that attract discerning buyers to a luxury hotel or serviced apartments that cater to travelers seeking upscale accommodations. The growing demand for Airbnb accommodations can also be met here, providing a lucrative investment opportunity. For those considering commercial or medical developments, this site offers a strategic advantage with its prominent street frontage and easy accessibility. The surrounding area's continuous growth and demand ensure that any development here will be a valuable addition to the community.