

**113 Mitcham Road, Donvale, Vic 3111**

**House For Sale**

Wednesday, 27 March 2024



113 Mitcham Road, Donvale, Vic 3111

**Bedrooms: 3**

**Bathrooms: 2**

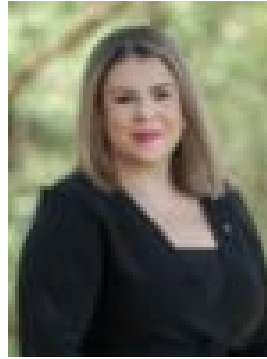
**Parkings: 2**

**Area: 710 m2**

**Type: House**



Sam Babalis  
0419513197



Lisa Walsh  
0401750002

## **\$900,000 - \$990,000**

This fantastic gateway to freeway/Eastlink location calls for a multitude of opportunities. Positioned in a prime central location, in walking distance to Tunstall Square and the Mullum Mullum/Eastlink Trail on a completely level 710m<sup>2</sup> block with 19.74m frontage. Renovate, rebuild or invest in this popular area, packaged with approved permits plus working drawings to build two deluxe townhouses. Ready to go drawings encompass plans for 4 bed/3 bath dual level homes with a master option on each level, an upper retreat and family bathroom with bath. The light filled open plan design encompasses on the ground floor a study, kitchen meals/dining area plus separate living. Both homes include private decked and landscaped zones, garden sheds and double remote garages complementing the spacious floorplan. The current original, single level, clinker brick home further offers a great investment in a family-focused area. A large living room with a split system includes a zoned master bedroom with WIR/ensuite. In addition, two extra children's bedrooms share a neat family bathroom, separate WC. Flowing through to family/meals equipped with an electric oven/gas cooktop, adjoining a private garden, double garage and large single carport. Stroll to the local shops with an amazing barista, Lucky Corner fish and chips and hairdressing services. Equally close to The Pines Shopping Centre and buses enroute to Jackson Court Shopping Centre and Westfield Doncaster or via Eastlink to Eastland. Minutes to Donvale Reserve and Indoor Sports Centre, Aranga Dog Park and across the road from Tunstall Kindergarten and Donvale Preschool. Well placed for childcare and a host of local primary and secondary schools including renowned private education at Carey Baptist GS, Donvale Christian College and Whitefriars SC. Arrange your inspection of the allotment and drawings, and start organising your next development, with all the hard work done!