

**12 Eildon Street, Doncaster, Vic 3108**



**Sold House**

Friday, 18 August 2023

12 Eildon Street, Doncaster, Vic 3108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



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**\$1,551,000**

Overflowing with potential and an atmosphere of tranquillity, this three-bedroom, one-bathroom haven is a sure-fire contender for first-time homebuyers or savvy investors seeking a promising redevelopment opportunity, including plans and permits for two luxury townhouses (STCA). Filled with natural light and strategically situated in a vibrant locale, this elevated brick residence boasts an array of living spaces. These include an open living and dining area adorned with low-maintenance flooring, a spacious lounge illuminated by sunlight, and a versatile family/meals space. The well-equipped kitchen features original gas appliances and a convenient breakfast counter, allowing you to effortlessly prepare meals before stepping out onto the entertainer's terrace. This outdoor haven is perfect for unwinding as you admire the nearby vistas and the meticulously landscaped front gardens. The three generously sized bedrooms exude comfort, while the central bathroom, laundry, and separate toilet exude timeless elegance. Enhanced by ample storage, this charming dwelling also offers ducted heating, evaporative cooling, elegant chandelier lighting, screen doors, a water tank, vegetable gardens, and a spacious rear yard complete with a covered patio. Additional amenities include a storage room/workshop/rumpus area and a secure single lock-up garage. This exceptional location boasts proximity to the Eildon Street Playground and Tram Road transportation, with esteemed educational institutions like Koonung Secondary College and Box Hill North Primary School within walking distance. Nature enthusiasts will appreciate the nearby Tram Road Reserve and Koonung Creek Trail, while seamless access to the Eastern Freeway opens up a world of convenience. Golf aficionados can indulge in the nearby Eastern Golf Club, and shopping and healthcare needs are easily met with Westfield Doncaster, Box Hill Hospital, and Box Hill Central/Train Station in close reach.