

# 13 City View Court, Doncaster, Vic 3108



## Sold House

Wednesday, 13 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 535 m2

Type: House



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**\$1,675,000**

A strong display of quality craftsmanship with three spacious living domains, families are going to love the opportunities with this private two-storey home. Positioned in a prestigious court with the elevation promoting lovely street vistas, the home is completely secured and set back from the street. Within minutes walk of Macedon Square, close to Westfield, Balwyn cafes and Park n' Ride via the freeway to the CBD. Polished Tasmanian Oak floors entice you into a large formal living and dining domain with 2.7 metres high ceilings adorned with attractive cornices. Share a relaxed dinner in family/meals, prepared in the solid granite topped kitchen with hardwood cabinetry including appliance hutch and corner pantry, fitted with stainless steel oven and 5-burner gas cooktop. Progressing through to a rumpus with the enticing aroma of a wood fired heater. Parties can be celebrated outside undercover in gardens that wrap around the home. The home has been planned for flexible arrangements with a downstairs home office doubling as a 5th bedroom, accessing a powder room and laundry. A beautiful, polished timber banister leads you up the stairs to the remaining four bedrooms all with built-in robes plus a family bathroom with separate toilet. The master is especially generous in size with a double walk-in robe and gleaming ensuite with dual basin vanity. Move in with nothing to immediately change but with options to add your own modern touches or render the external facade if desired. Offering ample space to develop the landscaping to maximise the use of both the front and back gardens. Extra features include external security/temperature control window blinds, evaporative cooling, ducted heating, block-out, curtains, great storage, ducted vacuum system, internal access to an oversized double garage with workshop area and cellar. Walk to Macedon Square Plaza, medical/health facilities, Timber Reserve and close to Ruffey Lake Park and Aquarena plus Bulleen Plaza. Zoned to excellent schools including Templestowe College and Templestowe Heights Primary and easy proximity to Marcellin College and Kew school buses. Great access to the leafy Koonung Creek Trail. Book your house warming and get ready for a lifestyle of enviable convenience and connection.