

**13 Toronto Avenue, Doncaster, Vic 3108**



**House For Sale**

Wednesday, 24 January 2024

**13 Toronto Avenue, Doncaster, Vic 3108**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Robert Sheahan  
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## **\$1,100,000 - \$1,200,000**

A unique and flexible offering, comprising 2 independently accessed residences with a total of 4 bedrooms, this attractive and gloriously light-filled brick family home is set on an impressive 754 square metre allotment (approx.) in a location of immense family appeal. With a fully self-contained cottage and a broad 19 metres of street frontage (approx.), the home is comfortably liveable with an appeal that extends from multigenerational families and those seeking additional rental income to more visionary renovators and developers (STCA). Intelligently designed, the home delivers independent kitchens with dining and living areas that fill with natural light through huge light-letting windows, whilst retaining remarkable senses of privacy. Each of the residences enjoys its own bathroom as well as shared access to a central double carport and a laundry. Walk easily to Koonung Creek trails and parkland, as well as the city-bound Park & Ride service and Biralee Primary School from this sought-after position just moments from Westfield Doncaster, Koonung Secondary College and the Eastern Freeway. 2 independently accessed residences: one with 3 bedrooms and the other with 1, also works as a 4 bedroom home. Separate kitchen / dining / living areas are each filled with natural light. Huge windows create delightful garden vistas from all angles. Separate bathrooms. Terrific possibilities for multigenerational families and those seeking additional rental returns. Undercover alfresco living for the main home. Warmth and character of timber surfaces and exposed beams. Ducted heating and split system air conditioning. A beautifully maintained garden allotment of 754 square metres (approx.). Walk to parkland and trails along Koonung Creek. Moments from Biralee Primary School and Koonung Secondary College. Easy access to the Eastern Freeway and its Park & Ride Service. Terms: 10% deposit, balance 30/60 days