

**186 Church Road, Doncaster, Vic 3108**

**Nelson Alexander**

**House For Sale**

Saturday, 13 April 2024

186 Church Road, Doncaster, Vic 3108

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Cameron Ingram  
0415284844



Jessika Spink  
0400176441

## **Auction \$1,150,000 - \$1,250,000**

Proudly elevated on an enticing 661m<sup>2</sup> allotment (approx.) this true “blank canvas” opportunity presents a myriad of viable options to reimagine the future either through renovation, redevelopment or dual occupancy living (STCA) in a popular location close to endless parklands/trails, schools and Westfield Doncaster. Buyers with creative vision and renovation smarts will recognise the incredible appeal to breathe new life into this formerly much-loved family home, where existing split-level accommodation comprises four large bedrooms, ample living/dining space and two bathrooms. Dual occupancy opportunity is highlighted through two kitchens and entrances, with potential for two fully functional residences with their own kitchens, living area, two bedrooms and one bathroom. Add to this, a large double garage (via side driveway) and spacious front and rear gardens. The perfect prospect to bring future dreams to life, this top opportunity celebrates a top location to match! Enjoy easy access to acres of parklands and trails at nearby Ruffey Lake Park, plus endless shopping, recreation and eateries of Westfield Doncaster, public transport, popular schools, and freeways all within convenient reach. A truly unique opportunity awaits buyers looking for the perfect parcel of land to make their mark, dual occupancy living or renovation and reap the future rewards!