

**19 Nola Street, Doncaster, Vic 3108**



**House For Sale**

Thursday, 1 February 2024

**19 Nola Street, Doncaster, Vic 3108**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 713 m2**

**Type: House**



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**\$1,250,000 - \$1,350,000**

Serenely set in a highly sought after street just minutes to the freeway's gateway and Macedon Square, this single level home provides spotless proportions. Offering a perfect place for a young family with children, and great 713m<sup>2</sup> investment or potential development opportunity. Polished timber floors flow throughout the home for minimal upkeep. Comprising 4 bedrooms and 2 bathrooms, including a sun filled master. A main bathroom services the remaining bedrooms with vanity, bath, shower and separate toilet. The 4th bedroom/possible retreat area offers great options for a growing family seeking quiet space. The main light bathed lounge room is ideal for watching TV or relaxing with guests, progressing to an updated kitchen/meals zone, displaying modern electric oven, gas cooktop and a dishwasher, with adjoining study nook. Low maintenance rear gardens with a side gate encompass a covered entertaining area for enjoying with family and friends. Featuring a freestanding studio/home office with lighting, perfect for a hobby or working from home. Surrounded by a manicured grassed garden with fruit trees. Extra features include gas ducted heating, evaporative cooling and a separate laundry with storage plus a front fence and driveway gates for added comfort for those with young children and pets. Ideal for a family to further renovate and enjoy with a single carport and ample off-street parking for extra cars, boat or caravan. The generous 713m<sup>2</sup> block boasts the potential to reinvent the flat allotment with dual dwellings (STCA). Walk to Village and Ayr Street Shops and great local services and eateries. Minutes to Westfield Doncaster shops, restaurants and entertainment, and numerous medical and fitness facilities. Stroll to local pocket parks, playgrounds, Timber Ridge Reserve and the Koonung Creek Trail. Buses deliver you via Park n' Ride to the CBD or to Box Hill Central and surrounding suburbs.