

**190 Church Road, Doncaster, Vic 3108**



**House For Sale**

Monday, 15 April 2024

190 Church Road, Doncaster, Vic 3108

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



Chris Savvides  
0417599664



Thi Nguyen  
0423027036

**\$1,300,000 - \$1,400,000**

Introducing a rare gem hitting the market for the first time in almost four decades, this exceptional property boasts an unbeatable location mere steps away from the picturesque Ruffey Lake Park. Nestled in the heart of Doncaster, this meticulously crafted 4-bedroom, 2-bathroom home presents an unmissable opportunity. Families will be drawn to the practical layout, tastefully appointed interiors, and undeniable character that define this inviting residence. The generously proportioned lounge and dining area exude a sense of space and versatility, catering effortlessly to both formal gatherings and everyday relaxation. Seamless sliding doors lead to the expansive family and meals zone, complemented by a robust Tasmanian Oak timber kitchen boasting ample storage and high-end appliances. The master bedroom offers a private retreat with its walk-in robe and ensuite, while three additional bedrooms feature built-in robes, serviced by a central bathroom complete with a luxurious jetted bath spa. Downstairs, a sprawling rumpus room provides endless entertainment possibilities and grants access to a workshop/storage area equipped with a convenient sink. Step outside to enjoy the Corinthian column-lined balcony offering panoramic views of Ruffey Lake Park, or retreat to the second balcony for a tranquil escape. Additional features include a laundry, ducted heating, Daikin split system heating/cooling, a spacious backyard, and a double carport. With Ruffey Lake Park just moments away, residents can relish in leisurely strolls, invigorating runs, or idyllic picnics with loved ones. Conveniently positioned near Rieschiecks Reserve, Schramms Reserve, Westfield Doncaster Shopping Centre, Jackson Court Shopping Centre, Doncaster Gardens Primary School, and within a short walk to Doncaster East Secondary College, Doncaster Secondary College, and local bus stops, this property epitomizes comfortable and convenient family living. Don't miss your chance to secure this Doncaster haven.