

**20-22-24 St Clems Road, Doncaster East, Vic 3109**



**House For Sale**

Friday, 23 February 2024

20-22-24 St Clems Road, Doncaster East, Vic 3109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2958 m2**

**Type: House**



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## **Buy 1 or Buy Both!**

It's a rare opportunity to find 2 adjoining blocks up for sale – with 20 and 22 St Clems Rd offering up a spectacular 2182sqms (approx.) of prime suburbia with a 36.6m of north facing frontage. First time to market in 65 years, the vintage cream brick home at number 22 has huge potential - it's structurally sound with large rooms, and could be beautifully renovated and rented out in the interim. It also showcases how long Doncaster East has been a haven for families, especially with school zoning for highly sought after Beverley Hills Primary and Blackburn High School (STSA), a 5-minute walk to Tunstall Square Shopping Centre, the numerous bus routes to the CBD, Frankston and Melbourne Airport, and the luxury of Westfield Doncaster, Blackburn Square and the Eastern Fwy/Eastlink city to coast connection so close. 20 St Clems Road, Doncaster East - 1196sqm 22 St Clems Road, Doncaster East - 986sqm The side-by-side properties along the bend of St Clems are zoned as General Residential and feature deep rectangular parcels suited for development vision – potentially accommodating up to 6 new town homes (STCA). Smart investors will also realise the lucrative potential of land banking such an expansive site. The leafy location sits along the green fringe of parkland along the Koonung Creek Trail and St Clems Reserve - a lovely family setting to build your dream home, or in-demand town houses for both couples, young families and downsizers (STCA). With options to buy 1 or both, this exclusive sale could be the start of something beautiful in this well-serviced pocket of Doncaster East, just a 9min walk (700m) to Beverley Hills Primary, which ranks in Melbourne's top 10 government schools.