

23 Mitcham Road, Donvale, Vic 3111



House For Sale

Tuesday, 6 February 2024

23 Mitcham Road, Donvale, Vic 3111

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1651 m2

Type: House



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\$2,000,000 - \$2,200,000

Situated in one of the most coveted areas of Manningham, this approximately 1,651 sqm approx. property boasts a Residential Growth Zone-2 designation with a DD08-1 allocation, offering an exceedingly rare development opportunity. With immediate proximity to Tunstall Square Shopping Precinct, Donvale Reserve Club, public transportation, and a range of medical facilities, its accessibility to top-notch amenities in the area is unparalleled. Nestled on a relatively level parcel of land, this remarkable property comes complete with concept plans for a boutique apartment complex comprising one, two, and three-bedroom units, thoughtfully designed by the acclaimed firm ClarkeHopkinsClarke. The property's location and versatility make it suitable for a variety of projects (STCA), including the construction of multiple townhouses, an aged care facility, or a childcare centre. Additional features include an impressive street frontage of approx. 28 sqm and potential for captivating vistas. Steps away from Tunstall Square, a bus interchange, medical facilities, parklands, and recreational areas. Approximately 22km from Melbourne's CBD, with quick access to Eastlink. Zoned for East Doncaster Secondary College and in close proximity to esteemed government and private schools. While permits are being secured, the existing dwelling on the property can generate a favourable rental income. This well-maintained, double-brick home features four bedrooms, three bathrooms, a two-car garage, multiple spacious living areas, and an expansive backyard. This unique opportunity to acquire a prime landholding in a tightly held lifestyle locale, complete with a wealth of amenities, is expected to generate significant interest in the market.