

**25 Eildon Street, Doncaster, Vic 3108**



**Sold House**

Friday, 11 August 2023

25 Eildon Street, Doncaster, Vic 3108

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 745 m2**

**Type: House**



Bronwyn Lucas  
0398487888



Daniel DAssisi  
0411863338

**\$1,440,000**

Enjoy the exceptional lifestyle perks of living in Doncaster with this single-level home set on 745sqm (approx.), ideally located close to Westfield Doncaster, Box Hill Central, schools, and the serene Katrina Street Reserve. Notably, the proximity to the Eastern Freeway makes city commuting a breeze. With a 16.7m (approx.) frontage and over 44m depth there is fantastic opportunity for a new home or Townhouse development too (stca). An inviting sanctuary for families seeking ample space, the home reveals an expansive single-level layout with a lounge and dining room as well as a living room. The heart of the home is the tastefully refurbished kitchen/meals equipped with a 900mm oven, 5-burner gas cooktop, dishwasher, and contrasting black benchtops against pristine white cabinetry. The main bedroom provides a private haven with an ensuite bathroom and built-in robes. Two additional robed bedrooms share a well-appointed bathroom featuring a shower-over-bath and toilet. A versatile separately accessed basement/workshop adds immense value, offering endless possibilities as a home-based business, studio, guest suite, teenager's retreat, or the quintessential 'man cave'. Outdoor living is equally catered for, with a sizable covered alfresco patio offering stunning views of the ever-burgeoning Box Hill Central and a huge backyard for children's playtime. Additional features include a separate laundry, polished floorboards throughout, a garden shed, split-systems in all rooms, a single carport and off-street parking for up to three vehicles. Nestled in a well-connected neighbourhood, the home is close to Box Hill Central, Box Hill North Primary, Koonung Secondary College, local bus routes, and the scenic Koonung Creek Trail. If you are unable to attend the auction but wish to bid on this fantastic property, please follow the link to register to bid online - <https://anywhereauctions.com.au/app/property?propertyId=34786> Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.