

**28 Aranga Crescent, Donvale, Vic 3111**

**Townhouse For Sale**

Friday, 3 May 2024



28 Aranga Crescent, Donvale, Vic 3111

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 324 m2**

**Type: Townhouse**



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**\$1,280,000 - \$1,380,000**

Delivering all the lifestyle rewards you could hope for, this contemporary low maintenance, three years' young home is set on a quiet no-through crescent. Displaying high-quality stone finishes and an unmissable sense of freshness throughout. Merging directly with parkland, and just around the corner from Donvale Primary School, families are going to love this side by side crafted residence. Spaciously planned with timber engineered floors, plush carpets and a delightful stream of natural light on each level. Four bedrooms and a separate study cater for growing children, with the essential inclusion of a downstairs master suite containing a fitted walk-in robe and sleek dual vanity ensuite. A ground floor powder room caters for guests, leading through to open plan living and dining. Accompanied by a generous waterfall edge, stone kitchen boasting stainless steel appliances incl 900mm oven, 5-burner gas cooktop and walk-in pantry. Utilising the low-care garden space with a huge timber deck for easy entertaining. Upstairs arrangement of spaces will charm you further with a peaceful second living/retreat and glimpses of the city skyline. Displaying three of the robed bedrooms and a floor to ceiling tiled bathroom with stone topped vanity, generous bath and shower. The home is still under builder's warranty and further impresses with an oversized single car garage and rear roller door to the side garden, plus private driveway and more car parking space. Extra internal features include: split systems downstairs, evaporative cooling upstairs, window blinds, laundry with garage entry, linen press, understairs storage and ample TV, electricity points. A few easy steps to Aranga Dog Park for your furry friend, St Clems and Donvale Reserves, Donvale Indoor Sports Centre, and the Koonung Creek Trail cycling/walking tracks. A short walk to Tunstall Square shops, cafes, Lucky Corner fish and chips, and an array of services. Great connections to The Pines, Westfield Doncaster and Jackson Court precinct for all your premium shopping and dining requirements. Donvale Christian College, Carey Baptist Grammar and Whitefriars College are all in this prized suburb. Moments to buses servicing the freeway and inner city private schools, or Eastland Shopping Centre via Eastlink. For those seeking a modern home, this one owner beauty will definitely tick the boxes. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.