

**3 Bovine Crescent, Donnybrook, Vic 3064**

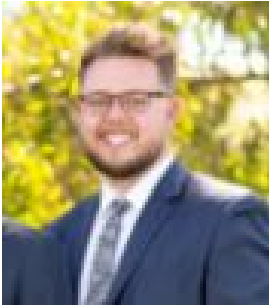
**Residential Land For Sale**

Wednesday, 29 November 2023



3 Bovine Crescent, Donnybrook, Vic 3064

Type: Residential Land



Jack Trewin  
0448275971



Tony Alessandrino  
0414456404

**\$335,000**

Nestled in the heart of the vibrant Katalia Estate, 3 Bovine Crescent presents an unmissable opportunity for those dreaming of crafting their first home or securing a valuable investment property. This vacant block of land, measuring approximately 294 sqm, is a blank canvas awaiting your vision. Katalia Estate is Donnybrook's new beacon of community and modern living. The locale is perfect for families, with educational needs catered for at nearby Donnybrook Primary School and Hume Anglican Grammar. For the little ones, Eucalyptus Parade Kindergarten offers a nurturing start. Connectivity is a breeze with the Donnybrook Railway Station providing easy access to the CBD and beyond, ensuring your daily commute is as smooth as can be. Your social and leisure life flourishes here at 3 Bovine Crescent. The historic Donnybrook Hotel, a stone's throw away, promises warm, local hospitality. For the golf enthusiasts, a short drive eastward leads to the lush fairways of Growling Frog Golf Course. Venture west, and you'll discover the convenience of Coles Merrifield for your shopping needs, while Marnong Estate Winery invites you to unwind with a taste of the region's finest wines. This land is not just a plot; it's potential. It's your first step towards the lifestyle you've envisioned, in a community that's growing and thriving. At 3 Bovine Crescent, your future is waiting to be built.