

3 Brotus Way, Donnybrook, Vic 3064

Rata & Co.

House For Sale

Monday, 18 March 2024

3 Brotus Way, Donnybrook, Vic 3064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Paul Rametta
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AUCTION Sat 13 Apr 4:30pm

Welcome to 3 Brotus Ave, Donnybrook, perfect for home buyers and astute investors looking to begin or add to their investment portfolio. This near-new modern family home is one that is sure not to be missed. Presenting a well thought out floor plan, the home takes full advantage by utilising its interior and exterior space to its full potential.

Accommodating four generous size bedrooms, master complimented with ensuite and walk in robe, whilst the remaining three bedrooms are serviced with built in robes and opulent central bathroom inclusive of bathtub. Setting the standard in excellence and perfect for the avid cook, the living dining area offers a spacious kitchen styled with 900ml stainless steel appliances, large island stone bench top, walk in pantry which overlooks the low maintenance rear yard is sure to impress and perfect for family gatherings. Further highlights include, floating floorboards, ducted heating, evap cooling, separate laundry & double remote garage, low maintenance gardens, sets the scene perfectly. Easy access to the future local town center, ovals, and schools. Close proximity to the Donnybrook train station and Hume Freeway. Enjoy convenient connections to all the essentials in life, from local shops and transport options to schools, parklands and a thriving community! Katalia is strategically situated within a 40km radius of the Melbourne CBD in Donnybrook. • Quality education options nearby, with 4 existing primary schools & 3 secondary schools, with a P-12 Government School planned for Katalia! • Convenient access to the Hume Freeway & Donnybrook Station. • The ultimate spot to soak up the outdoors, boasting plenty of wide-open spaces, a new park and wetlands you can reach by foot. Don't wait to secure your dream home today, inspection will impress! PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy Material Facts - please refer to contract of sale and vendor statement for any/all material facts. Land size sourced from land.vic.gov.au. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.