

# 3 Joyce Court, Doncaster, Vic 3108

Nelson Alexander

## House For Sale

Wednesday, 29 May 2024

3 Joyce Court, Doncaster, Vic 3108

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Mark Verrocchi  
0413135935



Bella Cortese  
0433152636

## **Auction \$1,450,000 - \$1,550,000**

Offered for the first time in over 40 years, this expansive, dual-level residence on an exciting 753m<sup>2</sup> (Approx.) block within a quiet cul-de-sac presents a terrific opportunity for future transformation while offering immediately comfortable living. A flexible floorplan is highlighted across the home's four bedrooms, three bathrooms and multiple versatile living and entertaining areas, including a lower-level games room with built in bar. A well-equipped timber kitchen and meals area opens onto a wide rear balcony, overlooking the vast backyard with flourishing fruit trees, manicured gardens, water tank and storage shed. Add to this, a large double garage, separate work shed and extensive under house storage, plus split system heating/cooling and full-sized laundry. Buyers with creative vision and renovation smarts will recognise the incredible appeal to breathe new life into this much-loved family home, with endless potential for renovation/redevelopment (STCA) in a family centric locale to match. Enjoy a short stroll to Timber Ridge Reserve and Manningham Road buses, plus popular local schools, Westfield Shopping Centre, major freeways & the tranquil trails and parklands of Koonung Creek Reserve all within easy reach. A truly unique opportunity awaits buyers looking for the perfect opportunity to make their mark and reap the future rewards!