

**3 Paul Street, Doncaster, Vic 3108**



**House For Sale**

Friday, 2 February 2024

3 Paul Street, Doncaster, Vic 3108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 785 m2**

**Type: House**



Annabelle Feng  
0409384144



Ted Jao  
0419338068

**\$1,350,000-\$1,450,000**

Stylishly modernised to indulge a relaxing indoor-outdoor lifestyle, this mid-century home offers immediate comfort alongside thrilling future options in the sought-after Koonung Secondary College zone. On a vast 785sqm (approx.) with direct access to the scenic Koonung Creek walking trail, the home is ideally positioned for family, located within minutes of Macedon Square's groceries and eateries and Westfield's endless retailers, while at the doorstep to Doncaster Park and Ride and the Eastern freeway for an easy CBD commute. Paved with chic floorboards and brimming with northern light, the home mingles family and friends in an L-shaped lounge and dining room with a quaint stone-stacked mantelpiece. French doors open to a north-facing patio for indoor-outdoor entertaining, while a contemporary kitchen offers gas cooking and space for casual meals. The immense yard indulges alfresco dining on a covered patio, while the sprawling lawn promotes family sport, offering direct access to the walking trails. A workshop or studio nurtures the hobbyist or artist, offering versatility for a future home office or kids' retreat. The accommodation provides three generous bedrooms with walk-in robes, sharing a central bathroom with a separate WC and a separate shower room. Finished with a laundry and a double carport, the home provides instant comfort today, while tempting exciting new beginnings. Situated in a General Residential Zone 1 with no arduous planning overlays or title covenants, the wide 19.81m (approx.) site is ideally situated for a luxury new home or a townhouse development (subject to council approval).