

**33 Marilyn Street, Doncaster, Vic 3108**



**House For Sale**

Thursday, 11 January 2024

33 Marilyn Street, Doncaster, Vic 3108

**Bedrooms: 4**

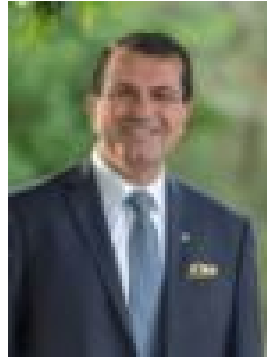
**Bathrooms: 3**

**Area: 720 m2**

**Type: House**



Edison Kong  
0435841615



Frank Perri  
0414680483

**\$1,500,000 - \$1,650,000**

AUCTION THIS SATURDAY | Appreciate the fabulous benefits of living in this stylishly appointed, light streamed home, perfectly placed opposite Timber Ridge Reserve. Flowing from the contemporary living area with newly refurbished open fireplace, to a bright dining space. Highlighted by a premium renovated kitchen equipped with sophisticated stone breakfast bar with impressive 2.7m x 1.2m benchtop for enjoying brunch. Fitted with s/s appliances, gas cooktop, Bosch dishwasher and ample storage including a separate walk-in pantry and two-way cupboards. Step outside to effortless undercover entertaining for hosting family and friends. Newly tiled with a marbled appearance, the outdoor elevated undercover space adds to the sophistication. Welcoming four sun streamed bedrooms with built-in robes and two fully tiled bathrooms with chic timeless appointments including a freestanding bath in the family bathroom and rainfall/hand-held showers in both amenities. A sun streamed master bedroom has been upgraded with a fitted walk-in robe inclusive of the designer ensuite. Downstairs boasts flexible proportions with a generous workshop/home office area, built-in cabinetry plus a separate versatile rumpus or potential 5th bedroom with ample storage, adjoining a bathroom. Ideal for teens or guests with a separate entrance. Directly accessing a fantastic, landscaped back garden with large brick paved inground pool and fully tiled spa for more endless fun. Bordered by stylish bamboo fencing, dotted with palms to create a distinct resort vibe. Further stand out features incl: quality engineered oak floors, evaporative cooling, ducted heating throughout, LED lighting, updated blinds, laundry with built-in storage, recently upgraded split system, 20 solar 7.8kW roof panels with 6kW inverter, NBN connected with great WIFI coverage, and excellent off-street parking for three plus cars or optional caravan/trailer storage. This neighbourhood is central to Doncaster, Bulleen and Templestowe Lower and close to stylish Balwyn and Ayr Street cafes, Bulleen and Macedon Plazas (short walk) and Westfield Doncaster. Zoned to the reputable Templestowe College, Templestowe Heights Primary and close to elite private schools and bus connections. Nearby to Aquarena, medical facilities and Ruffey Lake Park. Minutes to city express services and the freeway. With absolutely nothing to do but enjoy the great entertaining spaces and family-focused location, inspect this immaculate home without delay!