

**36 Canopus Drive, Doncaster East, Vic 3109**

FLETCHERS

**House For Sale**

Wednesday, 28 February 2024

36 Canopus Drive, Doncaster East, Vic 3109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



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**\$1,400,000 - \$1,500,000**

Tucked away in a serene family-focused neighbourhood, just a short walk to schools and shops, this beautifully presented four-bedroom retreat is offered for sale for the first time. Resting in an elevated position, on a generous 653 sq m approx. block, the home features an abundance of living space inside and out for all to enjoy. Instantly inviting, the expansive light-filled lounge and dining domain provides a warm welcome, with a lush, leafy aspect adding to the appeal. Flowing through to the sparkling well-appointed kitchen, home chefs will adore the quality appliances and breakfast bar, while the adjacent separate family and meals domain provides a sought-after second living space. Generous in size, the luxe main bedroom is completed by a walk-in robe and private ensuite, while three further bedrooms boast built-in robes and are ideally located alongside the sparkling family bathroom flaunting bath, shower, vanity and toilet. Features include a standalone laundry, ducted heating, oversized double garage and workshop, plus a stunning deck with tranquil views of the Dandenong Ranges. Ideally positioned close to everything you need, with Donburn Primary and East Doncaster Secondary College both a pleasant stroll away, Donburn shopping strip and Millgate Park Estate within walking distance, and Tunstall Square, The Pines and Westfield Doncaster all mere minutes in the car \* Delightful home complete with four bedrooms & two bathrooms \* Just a short walk to shops, parkland & primary & secondary schools \* Spacious light-filled lounge & dining zone backdropped by leafy outlook \* Chic well-appointed kitchen boasting breakfast bar & quality appliances \* Three robed bedrooms, main with WIR & ensuite \* Sparkling bathroom features shower, bath, vanity & toilet \* Tranquil deck with stunning mountain views, ideal for relaxation \* Oversized double garage & workshop with internal access \* Ducted heating for year-round comfort & ambience Terms: 10% deposit, balance 30/45/60/90 days