

**36 Marianne Way, Doncaster, Vic 3108**

FLETCHERS

**Sold House**

Wednesday, 6 March 2024

36 Marianne Way, Doncaster, Vic 3108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 737 m2**

**Type: House**



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## Contact agent

In a vibrant community where new designer residences are reshaping the scenery, this property on approximately 737 sq m presents an outstanding opportunity for a standout renovation or the realisation of your dream home in a superb location (STCA). In comfortably liveable condition, you could move right into or lease out the existing brick home, whilst plans for its future are made and the relevant permits are obtained. A central corridor with tall ceilings provides easy access to all of the rooms that make up the home's floorplan. This includes three robed bedrooms (one with a built-in study desk), one bathroom, a combined lounge and dining room, a kitchen with an incorporated breakfast table plus a laundry that opens to an enclosed patio, providing access to the spacious backyard. The home is complemented by a gas heater, an oversized single garage and a rear single garage. With plenty of inspiration to draw from the neighbourhood it resides in, the possibilities for this property's future are truly amazing. It is situated within walking distance to Timber Ridge Reserve and Playground, Anthony Avenue Reserve and Off Leash Dog Area, bus services, Doncaster Park Kindergarten plus the terrific local shops, cafes and restaurants of Village Avenue and Macedon Square. Only a short commute to zoned Templestowe Heights Primary School and Templestowe College, Aquarena, Ruffey Lake Park, Westfield Doncaster, Doncaster Park & Ride and the Eastern freeway.\* 737 sq m approx. property featuring an original brick home\* Excellent renovation or redevelopment opportunity (STCA)\* Three robed bedrooms and one bathroom\* Combined lounge and dining room\* Kitchen with an incorporated breakfast table\* Enclosed patio\* Spacious backyard\* Oversized single garage and a rear single garage Terms: 10% deposit, balance 30/60/90 days