

**38 Walker Street, Doncaster, Vic 3108**



**House For Sale**

Thursday, 13 June 2024

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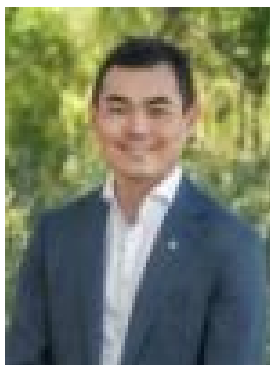
**Bedrooms: 4**

**Bathrooms: 1**

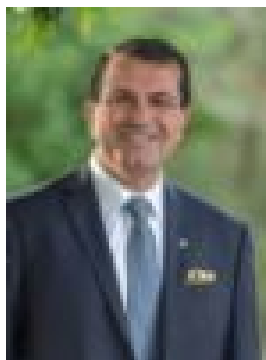
**Parkings: 1**

**Area: 725 m2**

**Type: House**



Edison Kong  
0435841615



Frank Perri  
0414680483

## **\$1,150,000 - \$1,250,000**

Poised on the high side of the street on an expansive 725sqm block with a wide 16.76m frontage, this classic single level home presents a thrilling array of future possibilities. Boasting an exceptional location in a peaceful family neighbourhood, the property is within easy walking distance of Westfield Doncaster, Doncaster Secondary College, Doncaster Primary School, buses, and a numerous local parks and playgrounds. Ideally suited to those looking to redevelop, renovate or build a brand new dream family home (STCA), the block is also positioned mere moments from the Eastern Freeway, Koonung Creek Trail, Ruffey Lake Park, and Jackson Court Shopping Centre. Surrounded by low maintenance gardens, the brick home features polished hardwood flooring throughout. A spacious living room is filled with natural light, offering an elevated leafy outlook, while a separate dining area is positioned alongside an open plan kitchen with a stainless steel oven and gas cooktop. At the rear, an immense backyard includes a sunny paved patio and a sprawling family-friendly lawn. Four bedrooms are each equipped with built-in wardrobes, including an oversized master with split system air conditioning. The fully-tiled central bathroom features a semi-frameless glass shower, and is complemented by a second guest W/C and a laundry with direct outdoor access. Featuring security screen doors, split system heating and air conditioning, and a single lock-up garage, the home also includes ample additional off-street parking space. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.