

# 39 Rathmullen Quadrant, Doncaster, Vic 3108

## House For Sale

Monday, 27 November 2023



39 Rathmullen Quadrant, Doncaster, Vic 3108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 654 m2

Type: House



Edison Kong  
0435841615



Sharyn de Vries  
0401 031 802

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

Presenting an unmissable DD08 opportunity to build your family's foundations or a lucrative multi home complex (STCA) in this superior Doncaster Hill location. The neat interiors provide dual living areas, and a flat grassed garden is the perfect canvas to enact a modern creation or build your next high density project. Additionally, the rewarding property is the perfect investment to lease out with incredible proximity to amenities. North-facing, the single level brick veneer home is streamed with sunlight. A formal lounge and dining offers a big picture sized window to the street to sit and enjoy with guests. Adjoining family and meals, serviced by a neatly equipped timber kitchen with electric oven, gas cooktop and dishwasher. Displaying three sizeable bedrooms, including a master with semi ensuite access to the main bathroom. Extend your entertaining to a covered deck and generous garden suitable for children and pets. Walk to everything from this supreme central Doncaster location. Stroll up to the rooftop bars and cafes or indulge in some designer shopping and entertainment at Westfield Doncaster. Minutes to Macedon Square/Plaza eateries, Balwyn cafes and Box Hill Central's fresh produce markets and train station/bus hub. Moments to Doncaster Primary and Secondary Schools and St Gregory the Great Primary, along with connections to Kew schools and the CBD via Park n' Ride and the Eastern Freeway. Enjoy BBQs and picnics at Ruffey Lake Park and keep your fitness at its peak with Aquanation and numerous gyms dotted around the area. The home is fitted with gas ducted heating, evaporative cooling, security alarm, laundry, storage, shed, single carport plus single lockup garage and storage/workbench with ample driveway parking. Hurry to inspect this prized DD08 allotment!