

39 Thea Grove, Doncaster East, Vic 3109



House For Sale

Friday, 24 May 2024

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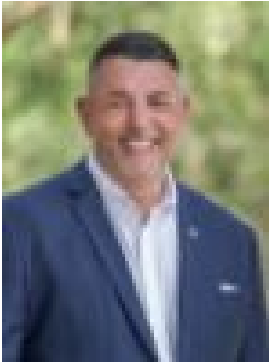
Bedrooms: 3

Bathrooms: 1

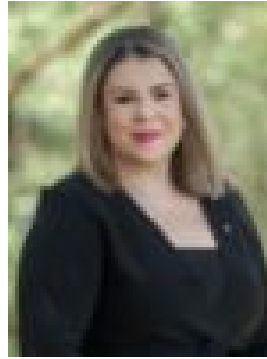
Parkings: 3

Area: 856 m2

Type: House



Sam Babalis
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Lisa Walsh
0401750002

\$1,300,000 - \$1,400,000

An excellent proposition for a developer or family seeking a new home site within walking distance of acclaimed and zoned Beverley Hills Primary, this allotment invites a multitude of opportunity. An impressive street presence and quiet position on the grove will further appeal to many buyers. The high side rectangle block of 856m² and frontage of 16.76m boasts the perfect renovation or rebuild of two side by side homes with separate driveways, or a brand new, two-storey home (STCA). Hardwood floors add character to an effortless floorplan in the current weatherboard residence. Displaying three bedrooms and a naturally lit bathroom with separate toilet facility, plus a dedicated laundry. Living and entertaining can be enjoyed in a sizeable lounge room with open fireplace, adjoining a kitchen and dining area with freestanding cooker with gas hotplates. Outside, accommodates a big double garage plus a separate oversized single car garage or work shed with roller door. In addition to ample off-street parking on the driveway. The rear garden is flat and presents a blank canvas for the savvy builder, or is a great renovation prospect to lease out and capitalise on the location. Minutes to Tunstall Square, Devon Plaza and the epicurean delights at Blackburn Square. An easy distance to Westfield Doncaster and Jackson Court eateries. A street away from Boronia Grove Reserve and Koonung Creek Trail. Close to Slater Reserve, Koonung Park, Doncaster Reserve and Indoor Sports Centre. Excellent commuting to the city or private Kew schools via the freeway, or the beach via Eastlink. Ready to inspect immediately. 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.