

**41 Chippewa Avenue, Donvale, Vic 3111**

**House For Sale**

Saturday, 23 December 2023



**41 Chippewa Avenue, Donvale, Vic 3111**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1060 m2**

**Type: House**



Mike Muncey



Kate Birchall  
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## **\$1,000,000 - \$1,100,000**

Attention visionary renovators and dream location seekers looking for an exceptional opportunity - a large one-owner property encompassing a 1,060sqm (approx.) corner allotment, in the picturesque Yarran Dheran precinct. Extended over the decades, the home spans multiple wings, comprising a functional footprint for the growing or multi-generational family. Inspired buyers can wave their renovation wand on it, then sit back and enjoy a spacious home in a superb position. It features a combined lounge and dining room, an updated, fully equipped kitchen with an incorporated meals area, three distinct bedrooms, two bathrooms, a fitted-out office and a private downstairs suite with a kitchenette and external access - ideal for a versatile range of purposes such as a home office, a teenager's retreat or in-law accommodation. Ducted heating, several wall air conditioners and more storage than you could ever wish for complement the home's spaces. The backyard offers access to a sunbathed courtyard with raised produce-growing beds and a variety of fruit trees, an enclosed barbeque entertainment room, a laundry, multiple sheds and an extensive under-house workshop with power, water and lighting. The remote double garage boasts overhead storage and is accompanied by a concrete area that provides surplus vehicle parking. Reveal this property's true potential and reap the benefits of its prized locale which is truly incredible. It is situated within a short walk to Mullum Mullum Reserve and Park, trails, Mitcham Primary School and Mullauna College. Close to Whitefriars College, Donvale Christian College, public transport, local shops, cafes and restaurants, Eastland, EastLink and the Eastern freeway.