

# 45 Paula Crescent, Doncaster East, Vic 3109



## House For Sale

Wednesday, 22 November 2023

45 Paula Crescent, Doncaster East, Vic 3109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 931 m2**

**Type: House**



Todd Lucas  
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Mary Tynan  
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**\$1.4m - \$1.5m**

Permeating an incredible sense of space and elegance throughout its sprawling single level layout, this fantastic family offering has been loved and beautifully maintained by the current owners for many years, but is now ready for a new family to move in and make their own memories. Via a lush landscape of beautiful lawns and established gardens you're welcomed inside by a formal entrance foyer which connects cleverly to a formal lounge and dining area with gas space heating for comfort. Step through to an updated central kitchen with quality bench tops, an integrated cook top, range hood, dishwasher and an abundance of built-in storage. Bedrooms with robes include a master retreat with walk-in robe and en-suite, a convenient home office/4th bedroom options provides convenience while all have proximity to the expansive family area. With a built-in bar, easy access to the bright main bathroom with shower and separate bath, as well as direct connection to both the laundry with powder room and spectacular covered rear porch, this is a place everyone will love spending time. Overlooking a backyard flush with flourishing gardens and room to explore, the elevated porch is the perfect place for backyard barbecues and to supervise the kids and pets at play. Gas ducted heating, evaporative cooling, a double carport and double garage further contribute to a prominent property package that set back in a substantial suburban setting. Within walking distance to Donvale Primary School, the Tunstall Square Shopping Village and Koonung Creek Trail, with easy access to East Doncaster Secondary College, Doncaster Secondary College and Westfield Doncaster Shoppingtown, as well as enjoying great connection to Springvale Rd, Doncaster Rd, Blackburn Rd, Manningham Rd, Tram Rd and the Eastern Freeway.