

**4A Marshall Avenue, Doncaster, Vic 3108**



**House For Sale**

Tuesday, 21 November 2023

4A Marshall Avenue, Doncaster, Vic 3108

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 501 m2**

**Type: House**



Jason Salan  
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## **\$1,100,000 - \$1,200,000**

An exceptional downsizer or a perfect stepping stone for a young family keen to secure a slice of Doncaster's sublime lifestyle, this immaculately presented three bedroom, study and two bathroom home is spread across one very generous level. On its own title at the rear of two with a private driveway to a double auto garage with direct internal access, you can choose to host your friends and family with ease in the large lounge room or in the separate dining/family room.

Summertime relaxation is an absolute delight under the private alfresco where you can socialise after cooking a delicious meal in the granite kitchen equipped with Bosch stainless steel appliances. Featuring a master bedroom with walk-in robe and sparkling ensuite, the separate children's wing includes a powder room and spa bathroom. Walking distance to locally zoned Doncaster Primary School and Doncaster Secondary College, stroll to Koonung Creek Linear Park, Westfield Doncaster and buses to Box Hill and the city.\* Large single level home on its own title\* Three bedroom, study and two bathroom design\* Two living zones\* Granite kitchen with Bosch appliances\* Under-cover alfresco\* Powder room\* Ducted heating and refrigerated cooling\* Security\* Walk to excellent schools, Westfield Doncaster and transport Terms: 10% deposit, balance 60/90 days