

6 Maude Avenue, Doncaster East, Vic 3109



House For Sale

Monday, 23 October 2023

6 Maude Avenue, Doncaster East, Vic 3109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 803 m2

Type: House



Dennis Shi
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Auction \$1,300,000-\$1,430,000

Immaculately presented within beautifully landscaped gardens and featuring front and rear porches, this charming single-level weatherboard home with four bedrooms offers a wealth of possibilities on a level 803m² block. A young family will appreciate the freshly painted exterior and have the opportunity to make their own aesthetic updates to the original decor. Developers can take advantage of the DD08 zoning opportunity to potentially build townhouses subject to council approval (STCA), while investors may choose to lease the property and hold it for future years, given its prime location within easy walking distance to Tunstall Square. The home features a spacious carpeted lounge with timber paneling, adjoining the classic tiled kitchen with electric cooking facilities and built-in cabinetry, which flows seamlessly into the family/meals area. There are four well-maintained bedrooms, all with built-in robes, and two of them are connected, making them ideal for a parent and child/nursery or for use as an optional home office. A lengthy driveway with parking space for approximately four cars provides convenient access to the rear gated yard. This private and well-kept outdoor space boasts fruit trees and a covered back porch for entertaining, equipped with a shade blind. The property also features a split system air conditioning unit, a wall heater with the potential for an integrated fireplace, and a laundry with storage. The quiet avenue is undeniably one of the finest locations in Doncaster East, offering a variety of shops, cafes, eateries, and childcare facilities within walking distance. Residents can take leisurely strolls to nearby pocket parks and are just moments away from Donvale Reserve and the Koonung Creek bike trail. A short drive leads to Jackson Court shops, Westfield Doncaster, and all the retail and culinary delights they offer. The property falls within the zoning of Donburn Primary, East Doncaster Secondary College, and is close to Beverley Hills Primary, with easy access to private school buses servicing Carey Grammar and Donvale Christian College. Furthermore, it is only minutes away from city buses, the freeway, and EastLink.