

65 St Clems Road, Doncaster East, Vic 3109



Sold House

Sunday, 24 March 2024

65 St Clems Road, Doncaster East, Vic 3109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 707 m2

Type: House



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Situated with a scenic view of St Clems Reserve and just a brief walk from Tunstall Square shops and amenities, this presents an ideal location for investment and development. Plans and permits are in place for the construction of six townhouses, promising a lucrative return for the discerning buyer. The current approvals encompass six two-story residences featuring garages. Units 1, 2, and 3 boast direct street frontage, along with upper balconies capturing picturesque park views. Units 1 and 3 come with private driveway access. Each unit is designed with open-plan living/dining/kitchen areas on the ground floor, along with an upper-level master suite (Units 1 and 2 additionally include a study and rumpus/family room). All units feature four bedrooms (two with master ensuites), 2-3 bathrooms, a powder room, a laundry, and either a paved pergola area or a decked alfresco space. Units 1, 2, and 3 also offer the option to convert to five bedrooms. The combined block area is 1484m², and the total building areas for each home are as follows: Unit 1: 257m², Unit 2: 261m², Unit 3: 236m², Unit 4: 215m², Unit 5: 217m², and Unit 6: 225m². The existing two dwellings can be leased while contractors are tendering or as other projects are completed. Number 65 boasts a wide frontage of approximately 24.10m on a 707m² block. It comprises 4 bedrooms, 2 bathrooms, including a master suite home, with covered entertaining and a bricked alfresco dining area. Featuring living and dining spaces with hardwood floors, a kitchen/meals area, a large oven/gas cooktop, and a generously proportioned rear rumpus/family domain. Equipped with evaporative cooling, ducted heating, storage, and a double lock-up garage. Number 67 offers a wide frontage of approximately 23.65m on a 777m² block. It includes a living room, kitchen/meals area, and a family room with a wide front terrace, as well as a paved rear outdoor living space. Showcasing polished timber floors, an open fireplace, ducted heating, and a single-car garage. The property is conveniently located near Devon Plaza, Jackson Court Shops, and Westfield Doncaster with premium shopping and rooftop dining. Zoned to Beverley Hills PS, it is in proximity to East Doncaster Secondary College, Donvale Christian College, Carey Grammar, Whitefriars College, and Kew school buses. Minutes away from the Koonung Creek Trail, public transport, and the freeway/Eastlink.