

7 Rubicon Crescent, Doncaster, Vic 3108



House For Sale

Tuesday, 30 January 2024

7 Rubicon Crescent, Doncaster, Vic 3108

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1325 m2

Type: House



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## Contact Agent - Dual Corner Block

The 1325sqms (approx.) corner of Rubicon and Burilla presents magnificent opportunity for renovation or development (STCA) with potential for 4 or 6 units to rise high on this north-east facing corner of central Doncaster. Both 7 Rubicon Cres and 25 Burilla Ave can be purchased separately or together to explore your vision for this heartland position close to Westfield Doncaster, Doncaster Primary and Doncaster Secondary College. Tenanted homes give you income stream while you make plans for fresh new finishes, extra bathrooms or brand-new units. Among the positive attributes of the adjoining properties:

- No easements for both blocks
- Wide 30m+ boundaries in every direction
- Zoning for Doncaster Primary and Secondary (STSA)
- Light advantage on a north-east facing corner
- Choice to buy 1 or both properties
- Potential to build 4 or 6 units (STCA)
- Existing homes are leased for investment income
- Upgrade potential for 2nd bathrooms and fresh finishes
- Rubicon means red, an auspicious symbol for the street

The location offers superb access to all of the shops, schools and services people have come to love about Doncaster, just a 5minute drive to the shopping, dining and entertainment mecca of Westfield Doncaster (which has free EV charging), Park + Ride city connections, Aquarena Aquatic Centre and a choice of esteemed private schools including Carey, Marcellin, Whitefriars, Sion, Sienna and Fintona. Transport options include a bus stop within walking distance with links to box hill and the city, as well as easy access to M3 freeway.