

# 748 Elgar Road, Doncaster, Vic 3108

## House For Sale

Thursday, 13 June 2024

748 Elgar Road, Doncaster, Vic 3108

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 685 m2

Type: House



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**ESR: \$1,200,000 - \$1,300,000**

It's hard to not to get excited about this gem of home. Hidden away in the thick of the action, it's home that has an arsenal of tricks. It's a jack of all trades - and a master of them! From sprawling, sunny living precincts, to lush private gardens and truly brilliant entertaining spaces, it's a home that just ticks boxes. In an enviable position, it's quite literally a short stroll to Shoppingtown, metres from Eastern Freeway access, has a bus stop almost at the door, and has your pick of primary and secondary schools within a small radius. This family house has been loved. It's dressed in premium clothes with features like hardwood floors, plantation shutters, feature lights and a neutral colour palette. The formal living and dining zone overlooks a ridiculously wide, old school patio. It's a bright space ideal to sit and watch the world go by. Featuring a gas log fire, the formal living blends with the family/meals area through to a great kitchen with loads of storage. Then there is the truly vast casual living wing - opening out onto a covered outdoor entertaining area, you'll be knocked out by the scale. You'll be impressed with the presentation too - it's bordered by low maintenance, super secure backyard making it an area that will be loved by young & growing families, pet lovers, downsizers and party goers alike. And if you're a tradie or business owner, this may well be your nirvana. With an oversized garage occupying a vast swathe of the under house area, the garage space is brilliantly complemented by a multitude of secure storage areas, workshops - even a man cave. And with a bit of elbow grease and council approval, it could even become an additional self contained living space. A metal work artist was commissioned for the feature front fence and custom built gates. Not only are they a work of art, but provide a strong fortress-like barrier, meaning up to 5 cars are always locked away from prying eyes. The bedrooms are generous and plentiful, the bathroom is crisp and fresh and there's a big laundry. This home is a ripper. Perfectly positioned, ridiculously functional, super versatile and like a warm embrace, provides family sanctuary and comfort in spades. And with awesome entertainment spaces and easy gardens, it's the epitome of an all-rounder. Homes like these are rare as hens teeth, so don't dawdle - you'll need to move fast to secure what could be the best value of 2024.