

**93 Whittens Lane, Doncaster, Vic 3108**



**House For Sale**

Wednesday, 29 May 2024

93 Whittens Lane, Doncaster, Vic 3108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 816 m2**

**Type: House**



Craig Nowotsch  
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Oliver Hu  
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**\$1,450,000 - \$1,550,000**

A remarkable opportunity in the heart of Doncaster, this elegant single level home and rectangular DD08 GRZ2 allotment of 816m<sup>2</sup> with 20.1m frontage invites excellent development opportunities or provides the site for an exceptional new home (STCA). The location is unrivalled, merely metres walk to Westfield Doncaster and a fine selection of restaurants, entertainment and 5 star shopping plus Park n' Ride connections to the CBD. The current picket fenced home provides three bedrooms (one with city views) and a renovated bathroom with bath plus a shower. Enhanced by two generous living areas that balance formal and casual entertaining. Displaying an elegant lounge with wall sconces and intricate cornicing plus the potential provision of an open fireplace. Adjoining a refined dining area that leads into a large central kitchen with gas stovetop and electric oven. Progressing to an outdoor covered area with an elevated view over the established garden encompassing an inground swimming pool. Downstairs under the home is a sizeable laundry/storeroom. The residence additionally provides high ceilings, gas ducted heating, evaporative cooling, new carpets in bedrooms, laminated timber floors in living areas, linen storage, a single carport plus a single car garage. A great family lifestyle, footsteps to Schramms and Marshall Reserves and an easy distance to Ruffey Lake Park and the Koonung Creek Linear Park and Trail. Close to Jackson Court Shops and renowned cafes/eateries. MC Square and the Eastern Freeway are all in close proximity, and just a short simple bus ride to Box Hill and an array of international cuisine. Zoned to Doncaster Primary and Secondary College with handy links to a selection of private schools. Ready to enhance further and lease, or apply for planning and permission to rebuild and enhance the rear elevated city vistas. The options are endless. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.