

94 Paperbark St, Doveton, VIC, 3177

Sold House

Monday, 13 February 2023

94 Paperbark St, Doveton, VIC, 3177

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

THE BRIEF: Huge 620sqm block presents opportunity for developers

ITS ADDRESSED

Modest and unassuming, this three-bedroom brick veneer post-war modernist home is an exciting value pick due to its excellent location and generous land size. While the home is ready to move into for owner-occupier buyers, it will also spark immediate interest among investors and developers with a sizeable canvas for construction STCA. The lot is neatly landscaped and the home is accentuated by tall, mature Yuca plants out front. A long driveway leads down to a rear-positioned single lock-up garage.

Offering a traditional layout, the front-facing living room is spacious and air-conditioned, while also vaunting a tile-surround gas fireplace, ducted heating, high ceilings, timber-laminate flooring and soft window furnishings. A formal dining room integrates with the kitchen which enjoys views out across the covered shelter area and a large backyard where the kids will have loads of space to run around and play.

The L-shaped kitchen makes clever use of the available space and promotes two-tone laminate cabinetry and a solid timber bench top. A 600mm Bellini electric oven and gas burner cooktop get the job done, while buyers will appreciate the integrated dishwasher, making cleaning up a breeze.

There are three bedrooms in this home and while two boast built-in robe storage, one is air conditioned and another offers the perfect opportunity to utilise as a home office. A separate powder room is available for guests, while the main bathroom is in its original finish and condition, adding a tiled hob bathtub for the kids.

Showcasing a family-friendly location just two minute's walk to multiple sporting facilities, parks, walking tracks and playgrounds, this 620sqm block is within easy walking proximity to Doveton College and the community shopping, amenity, dining and medical precinct of Doveton.

Investors and developers are alert - contact us today for a private inspection!

Property Specifications

- Three bedrooms, separate living and dining spaces, large backyard and covered shelter
- Neat, easy-maintenance landscaping
- High ceilings, ducted heat, AC (x2), gas fireplace, timber laminate flooring
- Single lock-up garage and long driveway
- Great location

For more Real Estate in Doveton contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.