

# 4 Burge Court, Doncaster East, Vic 3109



## House For Sale

Tuesday, 25 June 2024

4 Burge Court, Doncaster East, Vic 3109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 729 m2

Type: House



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## **\$1,200,000 - \$1,300,000**

Warmly set in a quiet court setting, this functional and neat single level home offers a myriad of opportunities for the savvy investor, handy builder and clever developer. Highly desirable for its zoning to East Doncaster Secondary College, Donburn Primary and metres to Cat Jump Park and Donburn shops and cafes. With options to polish the hardwood floorboards, lay your own flooring or carpet and paint to your desired colour scheme and live here or lease out. Further encouraging you to devise your own plans to rebuild multi units or a sparkling new residence (STCA). The current home offers open plan living and dining and timber topped kitchen with gas cooking and a dishwasher, adjoining a laundry with storage. Stepping out to a generous garden and blank canvas to recreate the allotment of 729m<sup>2</sup>. Providing three bedrooms and a bathroom plus powder room, including master with semi-ensuite access. Welcoming gas ducted heating, a ceiling fan, multi-purpose garden shed plus an oversized single car garage and ample room to park on the driveway. Inspections of the home and area will affirm the great location. Only a short distance to Zerbes and Rieschiecks Reserves and the beautiful nature walks and state of the art facilities at Ruffey Lake Park. Close to Tunstall Square, The Pines Shopping Centre, Jackson Court boutique eateries and Westfield Doncaster. Minutes to freeway buses and great access to Eastlink for a weekend adventure.

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