

**8 Angora Cres, Doreen, VIC, 3754**



**House For Sale**

Friday, 16 August 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **NORTH facing, 534m2 block with a future potential!!!**

Discover the perfect blend of comfort and convenience in this spacious 4-bedroom family home, nestled on a generous 534m2 block in the sought-after suburb of Doreen. Doreen, renowned for its family-friendly atmosphere, offers a harmonious blend of rural charm and modern convenience. Enjoy the tranquility of the surrounding countryside while being within easy reach of an array of amenities. From top-rated schools and lush parklands to vibrant shopping centres and excellent public transport options, Doreen has it all.

This property boasts a range of impressive features designed to cater to every family's needs. A separate formal living area provides the perfect space for quiet relaxation or entertaining guests, while the open-plan kitchen, dining, and living area creates a warm and inviting heart of the home. The well-appointed kitchen offers ample storage and bench space, making meal preparation a breeze. Unwind in style with the master bedroom, complete with a private study nook, a luxurious ensuite, and a walk-in robe. The remaining three bedrooms, all equipped with built-in robes, share the modern main bathroom. Stay cozy with Central Heating and Evaporative Cooling in addition to a split system for the living area.

Step outside to your undercover alfresco area, ideal for entertaining friends and family while enjoying the fresh air. The expansive backyard offers endless possibilities for creating your dream outdoor oasis, whether it's a lush garden, or a children's play area. With its prime location, this property is perfect for both first-home buyers looking to establish their roots and savvy investors seeking a promising opportunity.

Don't miss out on the chance to make 8 Angora Crescent your own!

### Accommodation:

- Master Bedroom with study nook, WIR and Ensuite
- 3 other bedrooms with BIR
- Formal lounge room
- Open plan dining, and kitchen
- SS Appliances and a Dishwasher
- Central Ducted Heating
- Central Evaporative Cooling
- 1 x Spit System Aircon
- Undercover Alfresco Entertainment Area
- Double garage with remote access
- Rear Roller Door for additional parking
- Land Size: 534m2 Approx.
- Built Year: 2009
- Rental Return: \$580 P.W approximately