

**22/1 Bellevue Avenue, Doncaster East, Vic 3109**



**Unit For Sale**

Wednesday, 26 June 2024

22/1 Bellevue Avenue, Doncaster East, Vic 3109

**Bedrooms: 2**

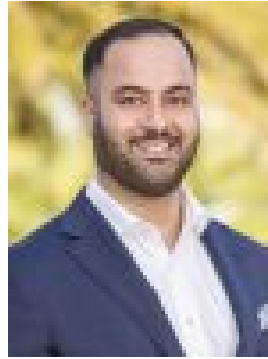
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Scott George  
0398428888



Ryan Faridi  
0425440505

**\$570,000 - \$605,000**

Spread over a stylish and spacious single level layout in the prized East Doncaster Secondary College school zone, this beautifully maintained and impressively presented asset presents as the ideal first home, investment property or downsizing opportunity. Step inside to warming timber style floors which flow throughout a rare cottage style apartment boasting an expansive open plan living, dining and conducive kitchen area with integrated cook top, quality appliances and a feature Island bench and breakfast bar. Entertaining is made easy in the light-filled living and dining space that connects cleverly to an open outdoor entertaining precinct and pristine low-maintenance backyard. Bedrooms with robes are housed away from the main living zones, the master including two-way access to the bright bathroom with corner shower and oversized vanity. In a polished property package with nothing to do but purchase and prosper, a private side courtyard, split-system heating/air-conditioning and a single carport with built-in storage are valued additions. Within walking distance to Blackburn Rd village shopping, Bellevue Reserve, East Doncaster Secondary College and Donburn Primary School, close to Devon Plaza and the Tunstall Square Shopping Centre, as well as enjoying easy access to Blackburn Rd, Springvale Rd, Doncaster Rd, Manningham Rd, Tram Rd and the Eastern Freeway.