

UNIT 33/872 DONCASTER ROAD, Doncaster East, Vic 3109



Apartment For Sale

Wednesday, 16 August 2023

UNIT 33/872 DONCASTER ROAD, Doncaster East, Vic 3109

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 104 m2

Type: Apartment

\$638,888 - \$659,888

To enquire, please email or call 1300 815 051 and enter code 6012 Located in the highly sought-after Botanic building, which has been designed by a leading architect and carefully engineered to provide modern style with a groundbreaking 7-plus star energy rating, this beautifully maintained apartment provides convenient, sustainable living with very low Owners Corporation fees! This makes perfect sense as an enjoyable residence or a rewarding investment (great rental return and yield). Plenty of tenants looking to rent this place and we can even guarantee rental for 12 months. Sweeping, sunny outlooks inform every room, giving the apartment an open, airy feel. With a brightly lit and generous sized executive two bedrooms (can easily fit in king size beds), living/dining area opening the large balcony perfect for entertaining (plenty of room for seats, a table and a BBQ). With a modern kitchen with a fully integrated refrigerator, stone island bench and Miele appliances including gas cooking and dishwasher. The interior zones are comfortable and well-planned with a flexible study nook/multipurpose space too. With 2 bathrooms, washing machine and dryer, this apartment is complete with all you need. The endless list of features is highlighted by an innovative air filtration system that reduces dust and mould as well as Daikin split system heating/cooling (living and all rooms), hot water system and double glazed windows ensures optimum indoor climate levels. All windows have fly screen and blackout double roller blinds so that you can keep out the light with blackout and also enjoy the view with a screen, enjoying the best of both worlds. Main door has been upgraded with extra deadlock and security door viewer (3 main door keys will be provided). The building offers fantastic security with video intercom access, secure entry (2 key fobs will be provided), lift access, NBN and Foxtel connections. With two secure basement parking spaces (3 garage remote controls will be provided) next to the spacious corner lock-up storage cage offering the ultimate convenience. Living with public transport at your doorstep, this will appeal to city commuters, while walking distance access to Aldi, Jackson Court shops and cafes plus easy access to Westfield Doncaster Shoppingtown and Box Hill Central nearby, the Eastern Freeway/Eastlink and Ruffey Lake Park ensures a lock-and-leave lifestyle of supreme convenience. This building has the best and friendliest Committee Members looking after the building together with Owners Corporation ensuring the building is always well looked after. The reason is simply most units are owner occupied and hence you will have the friendliest neighbours looking out for each other. All you need to do is to move in, relax and enjoy. In the Doncaster Gardens Primary School and the Doncaster Secondary School Zones. * Refer to | <https://www.findmyschool.vic.gov.au> For eligible purchasers, you may be entitled to First Home Buyer Duty Concession. Refer to <https://www.sro.vic.gov.au/> Feel free to contact us for an inspection at a time of your convenience. To enquire, please email or call 1300 815 051 and enter code 6012