

9 Maude Avenue, Doncaster East, Vic 3109



Unit For Sale

Monday, 8 July 2024

9 Maude Avenue, Doncaster East, Vic 3109

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 382 m2

Type: Unit



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\$1,150,000 - \$1,250,000

Welcoming sun splashed proportions on one easy level, this meticulously maintained home will attract a multitude of lifestyles. Placed on a tranquil avenue in one of the most highly sought after neighbourhoods, just metres stroll to Tunstall Square and buses, and zoned to East Doncaster Secondary College and Donburn Primary School. Utilising every inch of its low maintenance allotment the interiors are spacious and open plan to maximise any occasion. A formal lounge and dining room with bay window leads to family/meals and a cheerful kitchen updated with modern appliances, displaying a gas cooktop plus Asko dishwasher and fitted with a corner pantry with automated lighting. Integrating with a secluded deck and retractable awning balanced for easy relaxation and outdoor entertaining. Accompanied by a multi-purpose workshop or possible home office with ample natural light. Adjoining the rear of a double remote garage with auto sensor light and internal entry to the home. Three robed bedrooms are tucked in their own zone along with a family bathroom with bath, shower plus a sep WC. The master is extra generous with double sets of built-in robes, an ensuite and bay window soaking the room in radiant light. Supported by a dedicated laundry with cabinetry and external entry. This great investment, downsizer and family home is only metres to St Clems Reserve, the Koonung Creek Trail, Donvale Reserve and sports facilities, and freeway buses. Closely connected to Devon Plaza, Asian grocers, Jackson Court boutique eateries and Westfield Doncaster. Excellent access to private education, preschools, childcare, Eastlink for coastal trips, and the Eastern Freeway to the CBD. The home is on its own title with a private driveway and extra carpark space, and further offers: gas ducted heating, split system, ceiling fan, security alarm, window furnishings, and front and back flyscreens plus storage cupboards in the garage. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.