13 CHIPPEWA AVENUE, DONVALE, VIC, 3111









SOLD

CHARMING FAMILY HOME IN PRIME LOCATION

INSPECTIONS BY APPOINTMENT ONLY. ENQUIRE NOW TO ARRANGE YOURS!

Nestled in a serene neighborhood, this charming residence presents a wonderful opportunity for small families, savvy investors, and developers alike. Its versatile appeal is underscored by a spacious land area and favorable zoning, making it a canvas for various aspirations.

Step inside to discover a well-thought-out floor plan encompassing three generously sized bedrooms. The master bedroom, along with one other, features convenient built-in robes, offering ample storage and maintaining a neat aesthetic. The heart of this home is the kitchen-meals area, where granite bench-tops, a 900mm gas stove, and an electric oven blend functionality with style. This central space seamlessly adjoins the living area, fostering an inviting atmosphere for family gatherings or tranquil evenings.

The allure of this home extends beyond its layout. Notable features include gas ducted heating and air conditioning, ensuring comfort throughout the seasons. The polished timber floors throughout add a touch of elegance and are easy to maintain, perfect for a busy family life. Practical needs are well catered for with a double garage, providing secure parking and additional storage space.

Situated on a substantial 653m2 block, the property falls within the GRZ1 zoning. This highlights its potential for multi-unit redevelopment (STCA), offering a lucrative opportunity for those looking to invest or develop in a sought-after area. The surrounding environment is equally impressive. Zoned for Mitcham Primary School and Mullauna Secondary College, it promises a quality education for young residents.

The location boasts easy access to Eastlink, placing metropolitan Melbourne within easy reach. For leisure and relaxation, the nearby Hillcrest and Mullum Mullum Reserves offer lush green spaces for outdoor activities. This blend of urban convenience and natural beauty makes it a highly desirable place to call home.

We invite interested parties to explore the potential and charm of this property. Whether you're looking to create your family haven, invest in a growing area, or embark on a development project, this home offers a unique opportunity. Contact us to schedule a viewing and take the first step towards making this house your new home.

3 BED | 1 BATH | 2 CAR

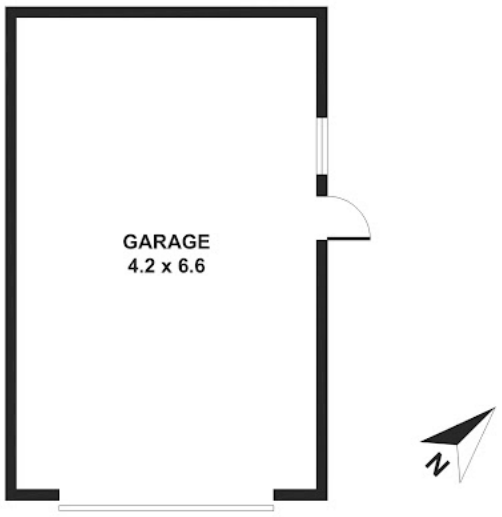
PRICE:
$1,200,000

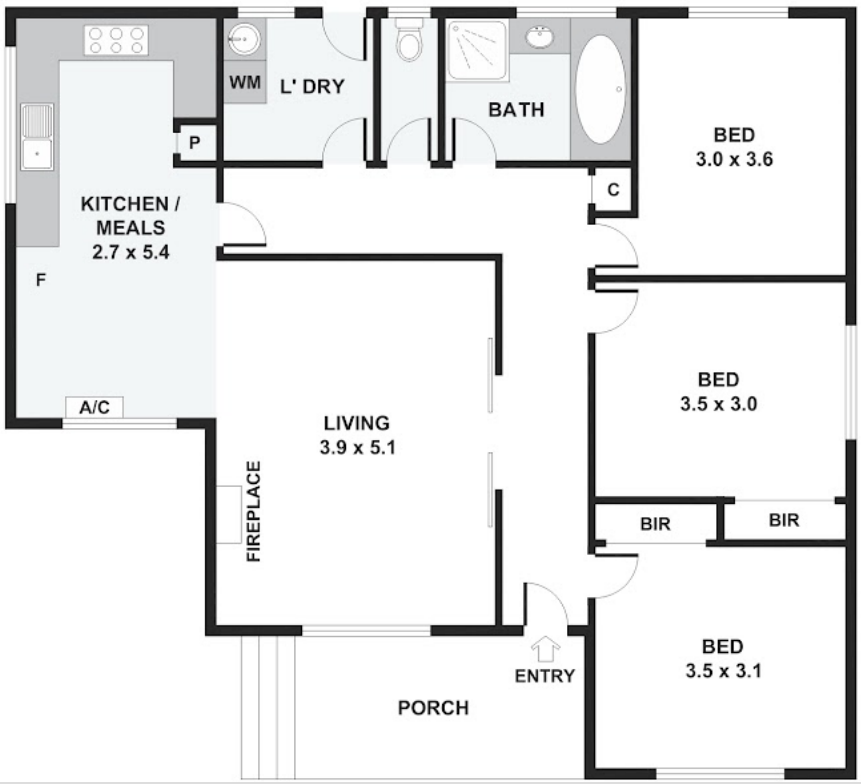
OPEN FOR INSPECTION:
N/A



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13 Chippewa Avenue, Donvale





Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

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