



## FOR SALE

### SPACIOUS ENTERTAINER IN CELEBRATED LOCATION. DD08 ZONED!

Celebrated for its location only doors from Westfield Doncaster, this sublime family home lavishes the family with a wealth of space for family living and entertaining by the pool.

Magnificently positioned on a substantial 726sqm approx. allotment, the home flows inside where a light-filled interior affords unmistakable comfort with a welcoming lounge and dining room is adorned with high ceilings and polished floorboards, whilst relishing the warming ambience of an elegant fireplace. Continuing over polished floorboards, the kitchen, meals and family room is well-equipped with 900mm appliances, dishwasher and breakfast bench, while French doors extend the space out onto the backyard where an undercover deck and large paved entertaining area are complemented by a children's playground, inground swimming pool and spa.

Occupying the upper level, four robed bedrooms provide excellent accommodation, with the master suite boasting built-in-robos and an ensuite effect bathroom, supplemented by a family bathroom with toilet. While a 5th bedroom/guests suite is situated on the ground floor and benefitting from an adjacent powder room – ideal as guest accommodation.

Additionally enhanced by a full-sized laundry, ducted heating, garden shed plus a double garage with internal access.

Conveniently located, a hop, skip and jump from Westfield Doncaster, reserves, Doncaster Secondary College (zoned) and Doncaster Primary School, close to Ruffey Lake Park, buses and the Eastern Freeway.

CALL BILL NOW ON 0419514276 FOR MORE INFORMATION AND INSPETION TIMES.

5 BED | 2 BATH | 2 CAR

PRICE:  
\$1,645,000

OPEN FOR INSPECTION:  
N/A



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1ST FLOOR



SITE PLAN



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.

12 Roseville Avenue, Doncaster

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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