



### 1B Vasey Grove, Donvale FOR SALE



A superb single level lifestyle option

EXPRESSIONS OF INTEREST

Closing: Saturday 18th December, 4:00pm

Low maintenance living options, on a preferred single level, is this highly sought after property. Properties such as these are always in high demand and do not last long.

This federation inspired beauty boasts three robed bedrooms, including a master with direct access to the home's central bathroom, providing a semi-ensuite, that will appeal to buyers; there's also a separate powder room for added convenience.

Enjoying vistas to the front garden with a generous light-filled living room, located at the home's entry, whilst adjacent to that is a combined kitchen/ dining space, with a wall oven, gas cooktop and dishwasher.

The space lends itself to intimate dinners or larger scale entertaining, which can be extended into the home's undercover outdoor area, a place that enjoys protection from the elements, allowing it to be used for much of the year.

Additions that enhance the liveability include: ducted gas heating, evaporative cooling, contemporary flooring, decorative cornices, a full-sized laundry, and a double lock-up garage, that has access to the undercover outdoor zone, allowing it to be used for trailer parking or an additional off-street carpark if required.

Making this home even more attractive is its central location, close to the amenities, that enable seamless day to day living. These include local buses, Mitcham Train Station, a variety of schools such as Whitefriars College, Mullauna College and Mitcham Primary School. Spoilt for choice with a range of shopping precincts like Tunstall Square, Mitcham's comprehensive strip shopping, Westfield Doncaster and Eastland, as well as a variety of open green spaces, including Mullum Mullum Reserve, Park and Creek, and the Eastlink Trail.

Whether you're a first home buyer, a downsizer or an astute investor, you'll love what awaits you. It won't be here for long though, so inspect without delay.



**Ingrid Ward**

Principal - Ingrid Ward Property

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Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

**Features**

2 Toilets  
Built-In Robes  
1 Living Area

**Land size**

276.00 Sqm



**Ingrid Ward**

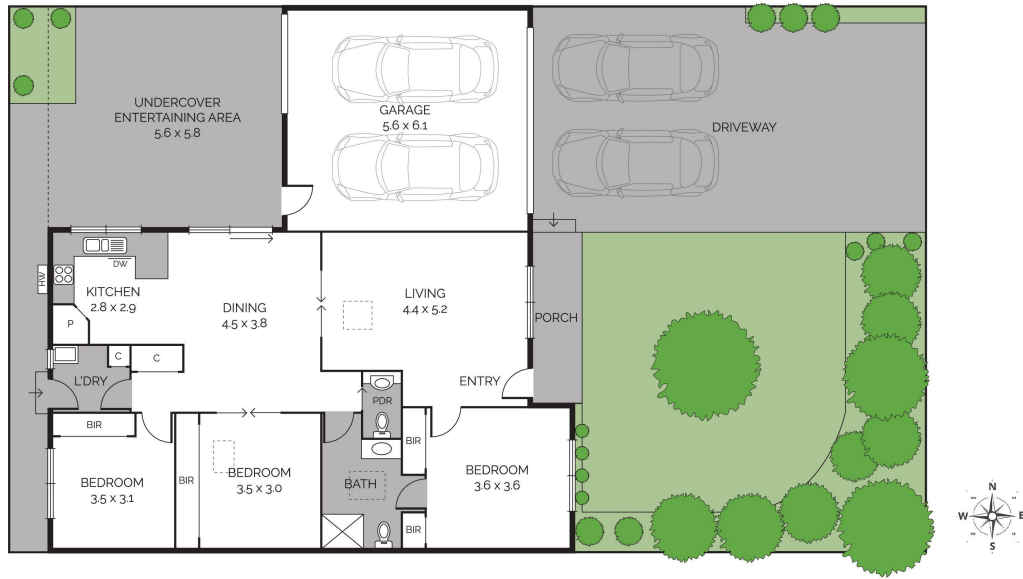
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**INGRID WARD**  
PROPERTY

1B VASEY GROVE, DONVALE / INTERNAL 138m<sup>2</sup>



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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