



#### 4 Dempster Court, Donvale FOR SALE



#### The place to realise your acreage aspirations

This sensational single level property with an extra wide frontage enjoys a blue-chip position on 4,809sqm of prime land in a tightly held Donvale pocket. It offers the elevated level of court-side living that many aspire to but few seldom achieve.

#### Features include;

- Four sizeable robed bedrooms, including a master with a walk-in robe and ensuite
- Central bathroom facilities with a separate bath and shower room
- A dedicated study that can be used as a fifth bedroom if required
- Generously proportioned formal living-dining area overlooking lush gardens
- Timber lined family room for casual living
- Well-equipped kitchen with generous storage options
- Huge in-ground swimming pool which enjoys full afternoon sun
- Paved courtyard for alfresco dining and entertaining
- Extensive gardens and potential-packed outdoor spaces
- Gas ducted heating, evaporative cooling and air-conditioning
- Quality carpets and window coverings
- Double lock-up garage with a workshop space and internal access
- Off-street parking suitable for boats, trailers or caravans
- Close to local buses and the Eastern Freeway, Eastlink and Mitcham Station
- Enjoy the greenery of Mullum Mullum Creek Linear Reserve and trail
- Near Whitefriars College, Donvale Christian College and Carey Grammar
- Recreation facilities such as Mullum Mullum Stadium
- Shopping precincts including Tunstall Square, Westfield Doncaster and The Pines

This sublime property will allow you to live a tranquil life in a greenbelt location whilst still being close to all the day to day conveniences you'll ever need.

If you want a life less ordinary, you should prioritise an inspection of this sensational property without delay; it's a decision you won't regret.

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



**Ingrid Ward**

Principal - Ingrid Ward Property

M: 0448 300 764

E: [ingrid.ward@smileelite.com](mailto:ingrid.ward@smileelite.com)



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2 Toilets  
Built-In Robes  
1 Ensuite  
2 Living Areas  
Study  
Tennis Court  
Air Conditioning

**Land size**

4,809.00 Sqm



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**INGRID WARD**  
PROPERTY

**4 DEMPSTER COURT, DONVALE / INTERNAL 260m<sup>2</sup>  
LAND 4,809m<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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