

**3/72 Ayr St, Doncaster, VIC, 3108**

**Unit For Sale**

Monday, 28 October 2024

3/72 Ayr St, Doncaster, VIC, 3108

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Start Out, Downsize or Invest

Whether you're a first home buyer stepping into the market, downsizer searching for single level ease or an investor adding to your property portfolio, this inviting unit is certain to place a tick in all the right boxes. Sitting peacefully at the rear of only three, the home greets you as you step inside with polished floorboards gracing the entry foyer and leading you through to the superb open plan living and dining domain. The accompanying kitchen provides ample space to prepare meals with stone benches, Omega appliances, dishwasher, soft-close cabinetry plus an island breakfast bench, while the rear courtyard is the ideal size for entertaining with friends and family. Placed along the skylit hallway, the two bedrooms are detailed with carpet and mirrored built-in-robos, serviced by a family bathroom with towel cupboard, separate toilet plus a full-sized laundry. Comfortably appointed and equipped with ducted heating, evaporative cooling, shed plus a single carport. Enjoying the convenience of a bus stop out front, moments from cafes and restaurants, reserves and Koonung Creek Trail, whilst remaining within close proximity to Birralee Primary, Templestowe Secondary College, Macedon Plaza, Westfield Doncaster plus the Eastern Freeway.

### PROPERTY FEATURES:

- Two bedrooms boasting mirrored built-in-robos
- Family bathroom with towel cupboard and separate toilet
- Open plan living and dining domain with polished floorboards
- Well-equipped kitchen with stone benches
  
- Large rear courtyard for outdoor entertaining
- Full-sized laundry
  
- Ducted heating and evaporative cooling
- Garden shed
- Single carport
  
- Bus stop out front