

## State-of-the-art Tri-level Excellence In Blue-chip Setting



## For Sale

1B Ireland Avenue, Doncaster East VIC 3109

 4  3

\$1,600,000

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 4  3

### State-of-the-art Tri-level Excellence In Blue-chip Setting

The most ideal location in Doncaster East! Rarely available private theatre! Walking distance to Tunstall Square and Donburn Primary School (99 score), only 25 mins to Melbourne CBD via M3!

#### School Zone

- Only 900m to Donburn Primary School (Victoria's Top 99 score)
- 4 mins drive to East Doncaster Secondary College (Victoria's Top)

#### Connectivity

- 350m walk to Route 901 and 906 bus stop, with direct access to Melbourne CBD and Melbourne Airport

#### Shopping

- 600m walk to Tunstall Shopping Centre, Coles and Chemist Warehouse
- 7 mins drive to Westfield Doncaster Shopping Centre
- 9 mins drive to Box Hill Central Shopping Centre

#### Surrounding Parks

- Short walking distance to Beverley Reserve

#### Medical Centre

- 800m walk to Donvale Rehabilitation Hospital

Disclaimer: We have in preparing the content used our best endeavours to ensure that the information contained is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccura...



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## Dave Tang

Sales Executive

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A/REAL



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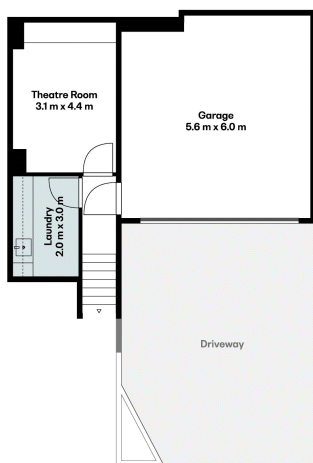
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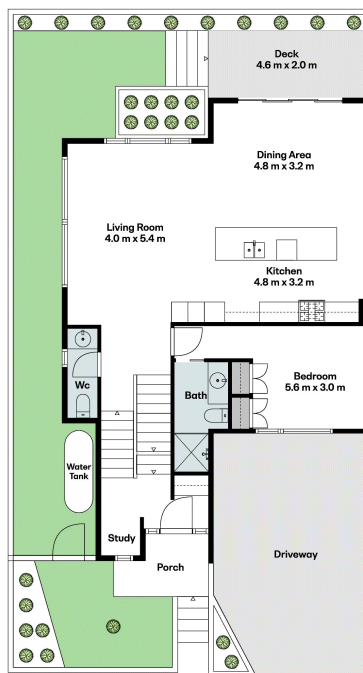


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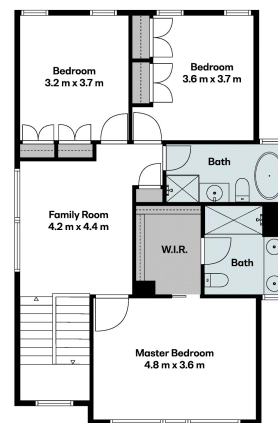
Basement: 24 m<sup>2</sup>, Ground Floor: 90 m<sup>2</sup>, First Floor: 86 m<sup>2</sup>  
 Garage: 33 m<sup>2</sup>, Porch: 4 m<sup>2</sup>, Deck: 9 m<sup>2</sup>



Basement



Ground Floor



First Floor

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. You should make and rely on your own enquiries.



## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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