

## 10 Bordeaux Street Doncaster VIC

7  3  4 

Primed for development success and spanning a massive 1311sqm approx. combined corner allotment, these two side-by-side dwellings with sought-after DD08 zoning offers an outstanding opportunity for builders or developers to explore the sites incredible potential (STCA).

Recognized as a prime growth area, the sites zoning encourages higher density and scale developments of up to three storeys (10m) high, with potential for an extensive townhouse or apartment complex (STCA). While in the interim, the existing two homes provide comfortable dimensions for leasing out, whilst plans and permits are acquired.

10 Bordeaux St is currently leased and offers four robed bedrooms, including master with ensuite, supplemented by a family bathroom, bathroom/laundry with private toilet plus

**Land Size** : 1311 sqm

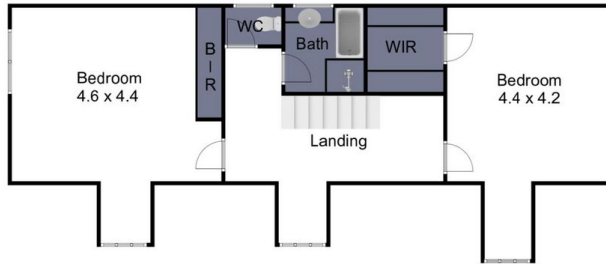
**View** : <https://www.frederickproperty.com.au/sale/vic/east/doncaster/residential/house/7234488>



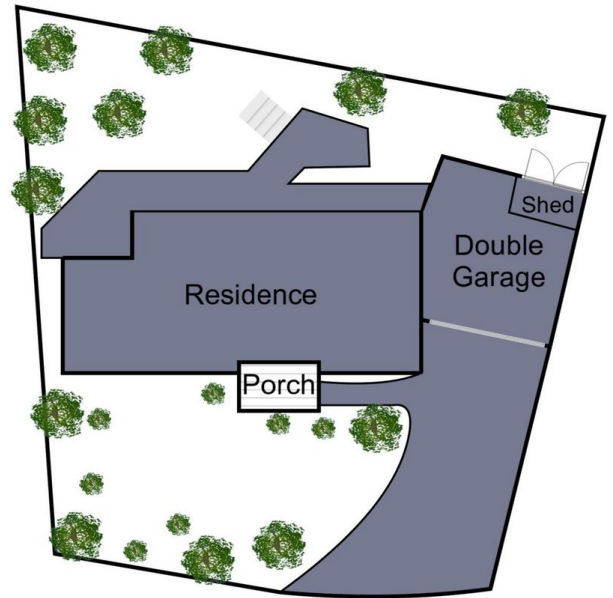
**Fred Liu**  
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**First Floor**



**Site**



**Ground**

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THIS FLOOR PLAN IS A SKETCH ALL DATA SHOWN IS GENERAL ONLY.  
NB: ALL DIMENSIONS STATED ARE APPROXIMATE ONLY  
AND SHOULD NOT BE TAKEN AS DEFINITE.



## 1 Para Court Doncaster

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