



# FOR SALE

## A FAMILY FAVOURITE WITH EXCEPTIONAL CHARACTER

In a quiet and neighbourly court, this beautiful weatherboard house exhibits a fusion of classic period elements and stylish contemporary renovations to create a stunning family home. Stained timber floors perfectly complement the single-level home's modern colour palette and high ceilings and skirtings.

The master bedroom is at the front of the home, accompanied by a study and formal dining and lounge rooms. Quality stainless steel appliances grace the well-equipped and north-oriented kitchen, including an Electrolux oven and gas cooktop. Another 3 spacious bedrooms surround the fully-tiled bathroom, which has been updated with a double vanity.

The rear family room enjoys French door access to a deck and a fenced north-facing garden and further highlights include: leadlight windows, gas ducted and wood heating, evaporative cooling and a split system, additional separate WC, along with a water tank and new carport. You'll enjoy close proximity to buses, Croydon schools, shopping and station, as well as McAdam Square, Luther College/Good Shepherd Primary School and Yarra Valley Grammar.

- Separate formal and family living rooms with polished floors
- Spacious, stainless steel-appointed kitchen
- Generous bedrooms and an updated bathroom
- Ducted and wood heating, split system and evap cooling
- Fenced, north-facing garden and a new carport
- Quiet court close to schools, shops and transport

This unique opportunity won't last. For all enquiries contact Kenneth Ooi 0430 121 802 or Michael Sandhu 0411 593 779

4 BED | 1 BATH | 2 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



**Kenneth Ooi**  
0430121802  
kenneth@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)