



**SOLD**

## "CHARM AND CHARACTER"

Closing Date Sale! (Wed 18/Nov/ 2020) Unless Sold Prior!  
3Bed, 2Bath, 2Toilet, 2Car.

Set on approx. 430m2 this spacious home needs a new owners personal touch!  
Situated only minutes from Croydon and Mooroolbark shopping precincts, train stations, bus stops, local schools, parks, sporting grounds and medical facilities with easy access to Eastland and the Eastlink freeway making travel time easy and convenient  
Features include; A welcoming entry hall to a separate lounge / family living area that walks through to a large kitchen with breakfast bar, meals / dining area, easy access to the alfresco outdoor entertaining area comprising veranda & deck, generous bedrooms, spacious master, with walk-in robe & full ensuite, built in robes, family bathroom room with spa bath, separate toilet and laundry.

Other features include high ceilings, decorative cornices, architraves & skirtings, tiles to wet areas, carpet to bedrooms, stainless steel appliances, gas ducted heating, cooling, tiled roof, fully fenced, established garden and so much more. Hurry! First to inspect will buy!

Thinking of selling now or in the future? For a free market appraisal Call - Lou 0417-166-668  
Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au) Statement of information will be available to inspect at the property.

Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$655,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Lou Rinnovasi**  
**0417166668**  
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 118 m <sup>2</sup>
Garage	- 31 m <sup>2</sup>
Deck	- 17 m <sup>2</sup>
Shed	- 7 m <sup>2</sup>
Total	- 173 m <sup>2</sup>



## 28 Alamein Avenue, Croydon

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.