



# FOR SALE

## DUAL LIVING

Peacefully set in a central Croydon court, this versatile property presents endless possibilities. With its renovated residence, modern granny flat and studio, it is superbly set up for multi-generational living or working from home all on a generous 864sqm (approx.) allotment.

The main residence has undergone contemporary updates to enhance family living, boasting ambience-boosting features such as bamboo flooring, painted wood paneled walls, LED downlights, block-out blinds with privacy screens, ducted heating, split system air conditioners and ceiling fans. It comprises a relaxing lounge room with garden access, a fully equipped kitchen with 900mm cooking appliances, a dish drawer dishwasher and a pantry with power, plus a family meals area that opens to an expansive covered entertaining deck, featuring PVC café blinds, heat strips, lighting and a ceiling fan. There are also three bedrooms with built-in wardrobes, a study/fourth bedroom, two chic floor-to-ceiling tiled bathrooms (including an ensuite), plus a laundry.

The secure and private backyard offers access to the studio/office with power, and the granny flat, which has an open living/dining room with a kitchenette, two bedrooms with built-in wardrobes, and split system air conditioners. This property is complemented by a 2.5-kW solar system, a 5,000-litre water tank, a shed, a clothesline, gated side vehicle access, plus a pedestrian gate and an enclosed double carport, both with remote-control mechanisms. Its wonderfully convenient location is within walking distance to the area's top-notch amenities. These include Wyreena Arts Centre, Café and Playground, childcare centres, Ruskin Park Primary School, Swinburne TAFE, Civic Square, Main Street, Croydon Train Station, as well as a plethora of community, medical and recreational facilities.

CALL BILL NOW FOR MORE INFORMATION AND INSPECTION TIMES 0419 514 276

6 BED | 2 BATH | 2 CAR

PRICE:  
\$950,000

OPEN FOR INSPECTION:  
N/A

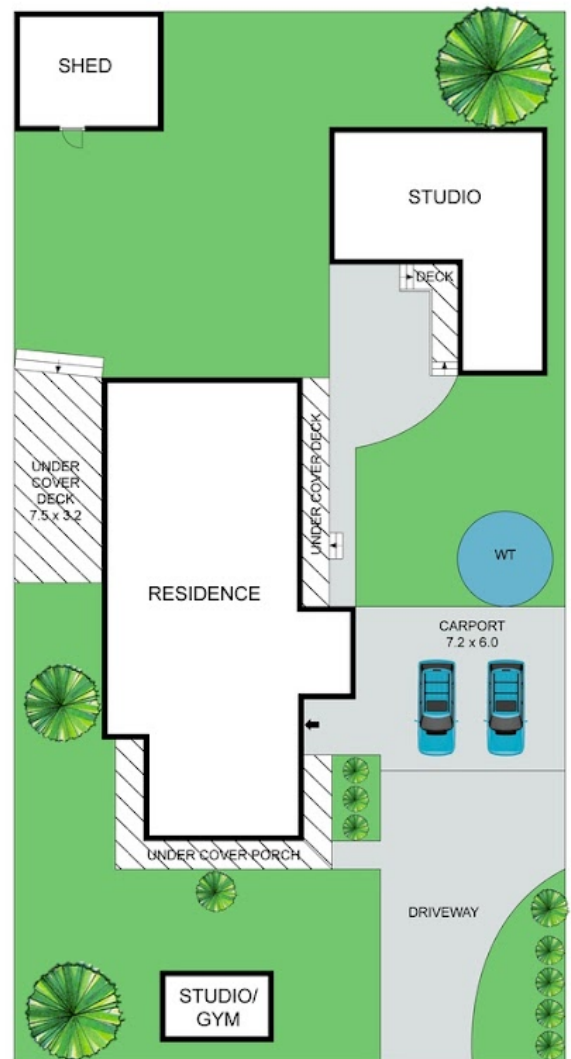
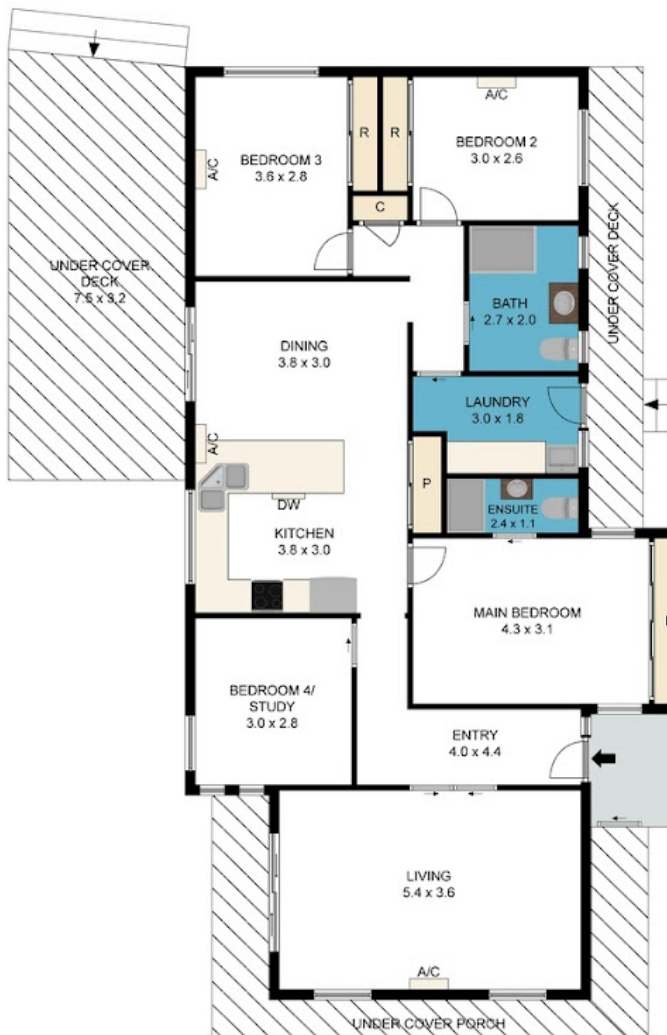


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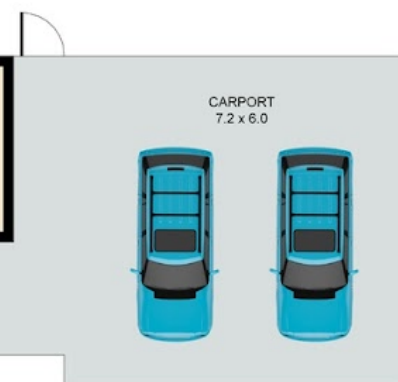


(NOT IN POSITION)

STUDIO (NOT IN POSITION)



SITE PLAN



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.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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