

1/26 Patrick Avenue, Croydon North, Vic 3136



Unit For Sale

Wednesday, 12 June 2024

1/26 Patrick Avenue, Croydon North, Vic 3136

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: Unit



Reilly Waterfield
0399554988



Peter Bruges
0435655971

\$690,000 - \$750,000

Presenting effortless style and dual-level versatility, this contemporary three-bedroom townhouse offers superb comfort and lifestyle opportunity in a location adored for its leafy outlook and unparalleled amenity. Positioned in a boutique complex with its own street frontage and driveway, a well equipped interior showcases plenty of natural light and attention to detail throughout. Open plan living and meals areas flow effortlessly to an alfresco deck and private rear garden, with a central kitchen boasting stainless steel appliances, overhead cabinetry and plenty of bench space. Upstairs, a central family bathroom services three generous bedrooms, offering built-in robes, individual reverse cycle air conditioning, and a king-sized master bedroom with a chic ensuite. Other highlights include reverse cycle heating/cooling, ground floor powder room, Euro-style laundry, garden shed, water tank and double remote garage with internal and rear garden access. Positioned within an easy walk of Croydon North's shops, cafes and eateries and public transport access only metres away, offering connections to nearby Luther College, Yarra Valley Grammar, Melbourne Rudolf Steiner School, Oxley College and Chirnside Park Shopping Centre. The residence is moments from Mooroolbark shopping and transport hub and is ideally located at the gateway to the Yarra Valley and Dandenong Ranges, making for an exciting proposition for owner-occupiers and investors alike. Disclaimer: While all care has been taken by Fletchers Maroondah and its third party providers to ensure all information above is true and correct, Fletchers Maroondah and its third party providers are not responsible for, and expressly disclaim all liability for, damages of any kind arising out of the use, reference to, or reliance on any information contained within the above property description. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Fletchers Maroondah will not be liable for any loss resulting from any action or decision by you in reliance on the information.