

**13 Arundel Street, Croydon, Vic 3136**

woodards 

**House For Sale**

Thursday, 21 March 2024

13 Arundel Street, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$740,000 - \$800,000**

When it comes to location, it will be hard to find a better place to enter the market, establish a family, downsize, or invest than this move-in ready residence, which has the best of what Croydon and Croydon Hills have to offer at its doorstep. Within a leisurely stroll, you'll find convenient access to bus stops, Lipscombe Park and Kindergarten, vibrant McAdam Square with its specialty stores, eateries, supermarket, family-friendly restaurants, as well as esteemed educational institutions such as Good Shepherd Primary School, Luther College, and Yarra Valley Grammar. Additionally, the thriving town centre of Croydon offers two shopping malls with supermarkets, a bustling Main Street and a train station for easy commuting to the CBD. A few minutes further Chirnside Park and Eastland Shopping Centre can be reached, as well as EastLink for easy connectivity to the city or Mornington Peninsula. Freshly painted both inside and out, this single-level home offers comfortable everyday living, adorned with timber floorboards, soft new carpet and contemporary window dressings. A spacious, light-infused lounge and dining room greets you within, featuring an open fireplace and broad window vistas of the lushly lawned front yard and leafy streetscape. The central kitchen is equipped for effortless meal preparation, containing stainless steel appliances and generous storage, including a corner pantry. Three bedrooms, each equipped with built-in wardrobes, are situated along a central corridor, all serviced by a shared family bathroom and a separate toilet. A full-size laundry grants handy outdoor access, where a private courtyard with a paved alfresco supplies a sunbathed space for unwinding or entertaining. Enriched with all the creature comforts and situated for supreme lifestyle convenience, this home is a standout option for market entrants, downsizers or investors.

**At A Glance:** - 3 bed | 1 bath | 1 car - Spacious lounge and dining room - Fully equipped kitchen - Newly carpeted bedrooms with built-in wardrobes - Family bathroom and a separate toilet - Full-size laundry - Private courtyard with a paved alfresco area - Ducted heating - Evaporative cooling - Remote single garage

**You'll Love:** The superb community in which this home resides; one where residents can access all the essential amenities they desire on foot or within a short commute. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.