

**13 Bartlett Avenue, Croydon, Vic 3136**



**Sold House**

Tuesday, 30 April 2024

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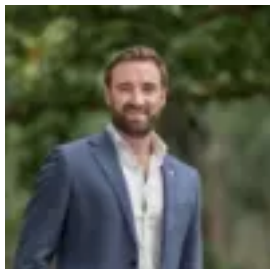
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 921 m2**

**Type: House**



Daniel Broadbent

0398706211

**\$1,174,000**

Peacefully situated within a quiet cul-de-sac, this charismatic residence showcases an ideal floorplan for growing families. With two distinct separate living areas each flowing out to an expansive alfresco deck, an immense secure backyard, and a private ensuite master bedroom, the home also boasts an impressive 921sqm block with a double lock-up garage, a double carport, and a substantial powered workshop. Positioned just a stroll from Silcock Reserve and buses, and moments from Esther Park, Brushy Creek Trail, Croydon Station and Croydon Civic Square and Main Street shopping, the home is also within easy reach of Chirnside Park Shopping Centre. Zoned for both Croydon Primary School and Mooroolbark College, the location is also set close to Yarra Valley Grammar, Good Shepherd Primary School, Luther College and Oxley Christian College. Framed by an inviting verandah entry, the home features airy high ceilings and bamboo floors. An open plan living and dining area includes a large home office alcove and an ornamental fireplace, while a spacious separate family room offers plenty of room for harmonious daily living. Each living space flows directly out to a generous undercover alfresco area, with the elevated deck overlooking an immense family-friendly lawn, low maintenance leafy borders, and eight raised vegetable beds, creating an idyllic haven for children's play. A renovated contemporary kitchen comprises stone waterfall benchtops, a large island breakfast bar, abundant soft-close drawer storage, and a full suite of premium Siemens appliances including a semi-integrated dishwasher, a 900mm induction cooktop and rangehood, and twin 600mm ovens including a steam oven. Secluded at the rear, the oversized master bedroom comprises a private ensuite and a full wall of mirrored built-in wardrobes. Three additional bedrooms include two equipped with built-in wardrobes, and one offering a fully-fitted walk-in wardrobe. The large central bathroom features a separate bathtub and a separate W/C, and is complemented by a full laundry with direct outdoor access. Featuring gas ducted heating, evaporative cooling, ceiling fans including an alfresco fan, and security screen doors, the home also includes a double carport plus a double garage with an impressive powered workshop space at the rear. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.