

**13 Malcolm Court, Croydon North, Vic 3136**



**House For Sale**

Friday, 22 March 2024

13 Malcolm Court, Croydon North, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

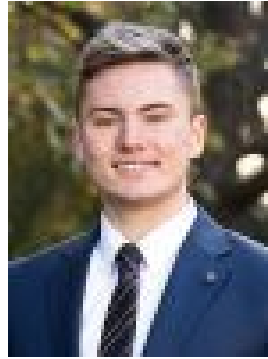
**Parkings: 1**

**Area: 434 m2**

**Type: House**



James Lingwood  
0385952777



Rhett Butler  
0459876397

**\$700,000 - \$770,000**

Promoting a harmonious lifestyle in an utterly private cul-de-sac position, this beautifully rejuvenated residence occupying approximately 434sqm illustrates the perfect combination of sophistication and modern comfort. With a delightful outlook over Turkeith Reserve, it's located within walking distance to Croydon North Plaza, strip shops and bus services. Only a short commute accesses a myriad of amenities including Chirnside Park Shopping and Home Centre, Croydon Main Street and train station, McAdam Square and Eastland. Families will also appreciate the proximity to reputable schools such as Yarra Road Primary, Oxley College, Luther College, and Yarra Valley Grammar and for nature enthusiasts, nearby parks including Hochkins Flora Reserve, Griff Hunt Reserve, and Hughes Park provide ample opportunities for outdoor recreation. Seamless connections to the freeway and Yarra Valley wineries and restaurants further enhance the appeal of this location.- Enjoy the convenience of your own street frontage, along with a carport and off-street parking- A fresh interior will inspire the most discerning of tastes, displaying a combination of neutral hues and beautiful polished hardwood floors- A comfortable lounge with adjoining dining welcomes you upon entry, where large windows invite lashings of natural light- The galley-style kitchen integrates stainless steel appliances and is well-equipped with ample storage and bench space- Outdoor enjoyment is encouraged by a secure rear yard, incorporating low-maintenance gardens with shed storage and an open paved patio that expands the rear of the home- Three sizable bedrooms with built-in robes supply comfortable sleeping accommodation- A central bathroom services the home, comprising a semi-frameless shower, a bathtub and vanity- The separate laundry provides a practical configuration, supplying bench space, built-in cupboard storage and handy external access- Split system heating and cooling in the living area and each bedroom ensure comfortability throughout the home for every occupant- Ideal for first homebuyers, young families and investors alike, this property presents a rare opportunity to embrace a private and hassle-free lifestyle