

**13 McPherson Drive, Croydon, Vic 3136**



**House For Sale**

Thursday, 18 April 2024

13 McPherson Drive, Croydon, Vic 3136

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



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**\$950,000 - \$1,000,000**

Indulge in a life of modern comfort, luxury and practicality, with this 3-year young family stunner set on a well-utilised 400sqm approximate block. Nestled within the popular Range Estate, it enjoys walking distance to parks/playgrounds plus bus services to Croydon Main Street, Train Station and Chirnside Park Shopping Centre. Only minutes from local shops, eateries and premium schools such as Yarra Valley Grammar, Luther and Oxley Colleges.- Stylish single-level exterior framed by landscaped easy-care gardens- Light-filled interior adorned with timber laminate flooring and a neutral colour pallet- Connecting living/dining and rumpus rooms spill out via stacker doors to a covered alfresco; providing the perfect opportunity to create the ultimate indoor-outdoor entertaining experience with views of Mt Dandenong Ranges- Secure lawn area with a versatile vegetable patch or dog run- Showpiece kitchen featuring a 900mm dual fuel cooker, rangehood, dishwasher, soft close drawers, Essastone benches and a walk-in pantry- Four bedrooms with built-in wardrobes complemented by a sleek central bathroom and separate wash closet- The front master suite containing a walk-in wardrobe and dual-basin en suite- The back bedroom boasting a vanity and external access; making it a flexible space that could be utilised by home-based workers, salon operators or holistic practitioners- Internal and rear-access remote double garage plus extra exposed aggregate driveway parking- Ducted heating, two air conditioners and CCTV