

**131 Nangathan Way, Croydon North, Vic 3136**

**House For Sale**

Wednesday, 3 April 2024



131 Nangathan Way, Croydon North, Vic 3136

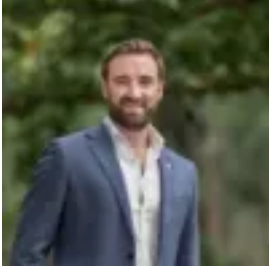
**Bedrooms: 3**

**Bathrooms: 2**

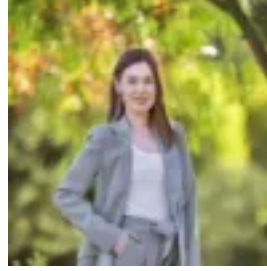
**Parkings: 2**

**Area: 682 m2**

**Type: House**



Daniel Broadbent  
0398706211



Erin McDougall  
0398706211

**\$980,000 - \$1,070,000**

Federation inspirations bring character and warmth to this superbly crafted single level home. Poised for a life of convenience and tranquil beauty, only minutes to elite education, gourmet shops, cafes and public transport. An elegant picket fence and double sash windows welcome you to the meticulously maintained and cherished home. Stepping inside to spotted gum floating floors that add further depth to a sophisticated lounge/dining zone. The kitchen is a focal point of the home with soaring glazing throwing light onto a vibrant stone waterfall benchtop and splashback. Equipped with 900mm oven, gas cooktop and dishwasher plus soft-closing drawers. Casual living gathers around this lively entertaining space, with more opportunities outside on a brand new merbau decking. Primed for gatherings, parties or simply kicking back appreciating the abundant birdlife, surrounded by freshly turfed, low maintenance gardens. The layout creates a distinct zone between a generous master with double built-in robes and upgraded ensuite with large shower, and a separate wing with two robed bedrooms. Serviced by a spacious bathroom with frameless, oversized walk-in shower, large vanity and ample storage. Comfort is enhanced by a laundry with storage, zoned refrigerated cooling and heating throughout, block-out curtains, double blinds, LED lighting, and internal entry plus rear roller door access to a double remote control garage. In addition to ample off-street parking for extra vehicles. Broadly appealing to downsizers coming off acreages or a family seeking great internal zoning. Placed in one of the area's most accessible streets, central to McAdam Square and Jefferies Provedore, Eastland and Chirside Park Shopping Centres, Exeter Road Shops and Croydon Central. Yarra Valley Grammar, Luther and Oxley Colleges, Good Shepherd Primary and Croydon Hills Primary offer a great selection of education. Surrounded by parks including Hochkins Ridge Flora Reserve, local wineries, and a short drive to the Yarra Valley's abundant vineyards, golf courses and the Mt Lofty walking trail. Footsteps to buses transporting you to Croydon Station, and great access to Eastlink. Offered in conjunction with Tim Wilson Property Advocates.