

16 Nuraylia Avenue, Croydon, Vic 3136



House For Sale

Wednesday, 15 May 2024

16 Nuraylia Avenue, Croydon, Vic 3136

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 873 m2

Type: House



Luke Simms
0399554988

\$1,300,000 - \$1,430,000

Occupying a quiet position in a very private street, this magnificent modern build sets itself apart with thoughtful design, countless contemporary finishes and an incredible amount of intricate detail. After entering via a fully enclosed front yard, flush with natives, lush lawns and an abundance of automatic gated off-street parking, you're welcomed inside by towering high ceilings, quality timber floors, double glazed windows and an entrance hall connecting to all parts of a flowing floor plan. The master bedroom at this end of the home is a place to retreat, reflect and rejuvenate for its lucky occupants, incorporating a huge walk-in robe/dressing area and stunning ensuite with stone finished twin vanity, sleek tiling and an oversized shower. A convenient study/home office is well equipped with extra power points and smart connection, while the hallway culminates with an expansive open plan living, dining and magazine worthy kitchen precinct. Including a feature stone Island bench and breakfast bar, stainless steel 900mm gas cook top, oven and range hood, an integrated dishwasher, plumbed fridge space and a brilliant Butler's pantry, the kitchen is a stand out. Additional bedrooms with robes are housed away from the main living zone, all have proximity to a matching modern main bathroom with shower and bath, as well as a private family/rumpus room. Outdoor entertaining is made easy with a large deck featuring both open and covered seating areas, overlooking a large backyard with plenty of room to play, landscaped gardens, an orchard of fruit trees, plus connection to the front of the property. In a home where no detail has been overlooked, a smart connected security entrance, additional power points, centrally controlled heating/cooling, hydronic heating, solar power, plantation shutters, secure parking for the boat, trailer or caravan, plus a double garage with internal and rear access are just some of the inclusions. Taking up a prestigious no-through road position, within walking distance to Yarra Hills Secondary College, Kiloran Park, Paul St shops and cafes, Manchester Road, Mooroolbark Station and Brice Avenue shopping, cafes and restaurants, close to central Croydon, Croydon Station and Croydon Central Shopping Centre, with easy access to Hull Rd, Cambridge Rd, Lincoln Rd, Dorset Rd, Mt Dandenong Rd, the Maroondah Highway, Eastland and Eastlink. * Stunning custom built home with multiple living zones, intricate modern detail* Timber floors, high ceilings, double glazed windows, open plan living, dining and high-end kitchen area* Kitchen with stone benches, stainless steel appliances, Butler's pantry, soft-close storage* Bedrooms with robes, 5-star master with incredible ensuite, walk-in robe/dressing space* Contemporary main bathroom with shower and bath, matching modern laundry* Open and covered outdoor entertaining areas, enclosed yards, fruit orchard* Study/home office, retreat/rumpus room, extra power points, smart connection* Central heating/cooling, hydronic heating, mains connected solar power* Double garage, automatic front gate, off-street parking for boat, caravan, trailer

Disclaimer: While all care has been taken by Fletchers Maroondah and its third party providers to ensure all information above is true and correct, Fletchers Maroondah and its third party providers are not responsible for, and expressly disclaim all liability for, damages of any kind arising out of the use, reference to, or reliance on any information contained within the above property description. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Fletchers Maroondah will not be liable for any loss resulting from any action or decision by you in reliance on the information.