

**173a Maroondah Highway, Croydon, Vic 3136**



**House For Sale**

Monday, 22 January 2024

173a Maroondah Highway, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

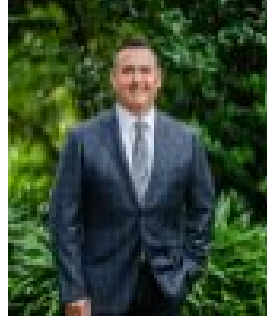
**Parkings: 1**

**Area: 261 m2**

**Type: House**



Dennis Lim  
0397257444



David Egan  
0408588936

**\$690,000 - \$740,000**

Sized for comfort and situated for convenience, this single-level residence, set privately at the rear of a dual-occupancy allotment, is just what young buyers, downsizers and investors ordered. Inside, the home's generously-proportioned spaces invite personalisation, providing the perfect canvas for cosmetic enhancement. A large, light-filled lounge rests to the left of the home's entrance, adjoined by a just-as-spacious family meals area. This area is overlooked by a fully equipped kitchen and has a sliding door out to a private garden with a breakfast deck and child/pet-friendly lawns. The home's sleeping wing comprises three bedrooms with built-in wardrobes. The main bedroom boasts a walk-in wardrobe and has ensuite-effect access into the bathroom, which has a shower, bathtub, vanity and a separate toilet. Complete with a laundry, three storage cupboards, ducted heating, a split system air conditioner and a long single garage with overhead shelving, this home has everything required to live a relaxing, well-connected lifestyle. Positioned on the service road, it is located within walking distance to bus stops, parks, family restaurants, primary schools, Luther College, McAdam Square, Croydon Central Shopping Centre, Croydon Main Street and Train Station. Only a short commute to Yarra Valley Grammar, Chirnside Park Shopping Centre, Eastland and EastLink.