

**19 Warriën Road, Croydon North, Vic 3136**



**House For Sale**

Wednesday, 14 February 2024

**19 Warriën Road, Croydon North, Vic 3136**

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 894 m2**

**Type: House**



Sharyn de Vries  
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Joseph Corsi  
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**\$1,150,000 - \$1,250,000**

Unquestionably one of the most beautiful homes on the street, this 1930's weatherboard stunner delivers character and a seamless floorplan on a flat landscaped allotment. Ideal for a young family with boundless backyard play space, adjacent to Warriem Reserve and within minutes of esteemed schools. Respectful of its history with Tasmanian Oak polished hardwood floors, double hung sash windows, picture rails and 3 metre high ceilings throughout, matched with gorgeous modern grey and white tones and brightly lit open space. Zoned into a refined formal living area with brick open fireplace, connecting with an open plan family/dining domain. Travelling through to a contemporary island kitchen with double-sided storage plus glass splashbacks, Bosch oven and cooktop, and dual drawer Fisher and Paykel dishwasher. An ambient wood fired heater is set within the original brick fireplace to create further atmosphere in this engaging space. Four sunny bedrooms (one with rear deck access) are settled in an airy hallway with a pristine family bathroom offering shower over bath, sep WC. The master quietly enjoys an ensuite, fitted walk-in robe, and window seat overlooking the enticing cottage garden. Triple-fold French doors throw open to an all-purpose merbau entertaining deck with shade sail, wrapped in lush lawn and an abundance of established fruit and ornamental pear trees. Offset with a beautiful brick paved alfresco firepit zone for relaxing with guests after a BBQ. Hedged for extra privacy, the home further features: Tasmanian oak floorboards, evaporative cooling, gas ducted heating, ceiling fans, LED lights, laundry and mudroom with excellent storage including in-roof and garden shed. Providing a parking area for trailer/boat/caravan behind double gates. In addition, the driveway offers OSP for 4 approx cars. On the cusp of Croydon Hills, only minutes to Croydon Hills PS, Good Shepherd PS, Luther College, Yarra Valley GS and Oxley College. Central to Croydon Main Street shops, McAdam Square cafes, Exeter Road and Burnt Bridge shops and sport and leisure facilities at Aquahub, Croydon Memorial Pool and Hochkins Ridge Flora Reserve and walking trail. Close proximity to buses and Croydon Station, along with access to the Eastern Freeway and Eastlink. A short distance to the Yarra Valley winery region and Dandenong Ranges.