

**2/13 Rowan Street, Croydon, Vic 3136**

**Professionals**

**House For Sale**

Wednesday, 10 April 2024

2/13 Rowan Street, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 326 m2**

**Type: House**



Jordy Dyason  
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Justin Ross  
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**\$790,000 - \$850,000**

Downsizing with large living space, three bedrooms offering accommodation for visiting grandkids, double garage with separate workshop and an easy low maintenance garden with just the perfect amount of space in which to potter, sounds like the ideal couple's nest or equally lovely first home. Peaceful, private retreat at the rear of just one other, enhanced by location within walk of Croydon Main Street, local parkland, walking tracks, Croydon Gums Kinder and Dorset Primary School. Semi open plan, the large living area leads to spacious kitchen/dining, generously appointed with plenty of cupboard space and dishwasher. Offering a sunny place to sit with a cup of tea and a book, the sunroom delivers superb indoor/outdoor living. A large master is served by ensuite bathroom, while a further two bedrooms share main bathroom and separate toilet along with full laundry, ducted heating and ceiling fans. While the home is inviting and comfortable with plenty of space for entertaining, the outdoors offers the handy person everything they could want with two garden sheds, workshop, water tank, outdoor sink and bench, raised vegie garden beds and double garage. A downsizer retreat with the lot in handy walk everywhere location!