

**2/25 Ruskin Avenue, Croydon, Vic 3136**



**Unit For Sale**

Wednesday, 24 January 2024

2/25 Ruskin Avenue, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 394 m2**

**Type: Unit**



Jacob McGlinchey  
0398706211



Neo Wei  
0398706211

**\$675,000 - \$725,000**

Enjoying a tranquil position within a peaceful garden enclave, this charming single level brick home offers an exceptional opportunity to reside in an inviting family neighbourhood. Situated just metres from Ruskin Park Primary School, and a short stroll from Wyreena Playspace and Carrum-Warburton Trail, the home is also within walking distance of the Civic Square and Main Street shopping and restaurant precincts, Swinburne University, Croydon Park and Croydon Station. Featuring polished timber flooring and abundant natural light throughout, and framed by an elevated verandah entry, the beautifully presented home offers a generous living room with an open fireplace. French doors lead out to a spacious timber decking and low maintenance established gardens, with a semi-undercover area ideal for relaxed outdoor dining and family play. An expansive open plan dining area is positioned alongside a modern kitchen with an island breakfast bar, a dishwasher, a stainless steel oven and gas cooktop, and impressively generous storage. The oversized master bedroom includes built-in wardrobes and direct ensuite-effect access to a central bathroom with a separate bathtub and a separate W/C. Two additional bedrooms are also equipped with built-in wardrobes, and are complemented by a flexible study space / sitting area. Featuring gas ducted heating, air conditioning, high ceilings, original sash windows, a laundry with direct outdoor access, and a double lock-up garage, the home is also set within reach of Eastland Shopping Centre, EastLink and Lillydale Lake.