

**2/3 Niel Street, Croydon, Vic 3136**



**Unit For Sale**

Thursday, 18 April 2024

2/3 Niel Street, Croydon, Vic 3136

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 206 m2**

**Type: Unit**



David Egan  
0408588936



Dennis Lim  
0397257444

**\$595,000 - \$645,000**

PRIVATE SALE with a CLOSING DATE SALE. Offers closing Tuesday 7th May 2024 at 3.00 pm. (Unless Sold Prior). 10% deposit with flexible settlement terms of 30/60/90 day settlement. Embrace a lifestyle of ease and connectivity, or secure a worry-free investment, by claiming ownership of this sweet single-level unit in a convenient Croydon position. Evoking an instant sense of comfort, it flaunts a light-filled footprint introduced by a timber laminate adorned entrance. These durable floors extend into an open plan living and dining room that seamlessly integrates a fully equipped kitchen. This space overlooks and opens to a charming, low maintenance garden, complete with synthetic turf, a paved alfresco and a covered side area, ideal for barbecuing. Two robed bedrooms offer relaxed accommodation, with the master suite featuring a walk-in wardrobe and ensuite-effect access to a skylight-lit family bathroom. The lounge room, graced with a box bay window, can also be easily converted into a third bedroom if desired. Complete with an array of great inclusions, such as a European laundry, ducted heating, a split system air conditioner, linen press storage and a remote double garage with handy internal access, this home is sure to delight a broad range of buyer groups. It is situated within strolling distance to parks and recreation, Main Street's vibrant shopping and dining strip, and Croydon Train Station with its bus terminus. Only a few minutes further to Croydon Central and Civic Square Shopping Centres, Croydon Library, childcare and medical centres, schools and Swinburne TAFE.