

**2 Eastmead Road, Croydon, VIC, 3136**

**Sold House**

Friday, 10 February 2023

2 Eastmead Road, Croydon, VIC, 3136

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **THE BRIEF: Huge 871sqm block surrounded by parks, reserves and sporting facilities**

### **ITS ADDRESSED**

Prime Central Croydon Chalet, quietly positioned moments from Swinburne University, schools, parks, sporting facilities, shops and more, this delightful three-bedroom home oozes charm, with its black Cedar exterior highlighted by the rich red window and door architraves, this home is a gardener's paradise encapsulated by lush greenery, occupying a level 871sqm block of land. It is easy to forget just how conveniently connected you are to the buzzing centre of Croydon. A huge wrap-around covered entertaining deck at the rear of the home is a welcoming relaxation space. Just across the road is the expansive Fred Geale Oval and Tarralla Creek walking trail, and the 737 bus route, accessing Monash University Clayton.

High ceilings, polished timber floors, ducted heating throughout, and three split system air conditioners are quality features easily noticed upon stepping into the home, ensuring year-round comfort. The spacious kitchen/meals are flooded with natural light and feature solid timber panelling and cabinetry with abundant solid timber bench tops, double bowl overmount stainless steel sink, electric oven, cooktop and range hood, adjoining a large pantry space and laundry overlooking the lush gardens.

There are three large bedrooms, master with carpet, walk-in robe, split system and private powder room/ensuite. Bedroom two is large and bright with BIR, Bedroom three has its own gas heater and custom joinery creating a library for the homeowner's impressive collection of books.

The main bathroom with its nostalgic features that are well-maintained including a screened shower recess and a large rose-coloured tiled hob bathtub.

The home also includes an oversized single garage, and single carport, plus additional off-street parking for the toys, there are fruit trees, raised vegetable gardens and a water tank.

Everything you need is nearby, walk to Croydon shopping and dining precinct, and Train Station via the Town Park with playgrounds, a dog off-leash area, and Aquahub Aquatic Health and Fitness Centre. Only 300m to Swinburne University, 550m to Dorset Primary School and Kindergarten, along with a selection of quality public and private schools within an easy commute.

Whether you are searching for your ideal family home, looking to add value with a renovation or knock & build, wanting to add to your investment portfolio or developing STCA in a perfect location, this property is ideal!

Act now and seize the valuable opportunity of this well-sized block in a premium location. Contact us for a priority inspection today!

### **Property Specifications**

- Prime large-level block zoned GRZ-1
- 3 bedrooms plus plenty of covered outdoor entertaining area
- High ceilings, ducted heating, AC x3, polished timber floors
- Lush front and rear gardens
- Lock-up Garage & Carport

For more Real Estate in Croydon contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.