

**22 Paterson Street, Croydon North, Vic 3136**



**Sold House**

Saturday, 2 September 2023

22 Paterson Street, Croydon North, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 875 m2**

**Type: House**

**\$880,500**

**THE PROPERTY** Resting on a generous 875sqm (approx.) garden block, this charming three-bedroom family home offers a serene retreat in a desirable locale. Ready to enjoy or reward your imagination, the L-shaped lounge and dining domain provides a warm welcome. Contemporary colour and finishes light up the sleek kitchen, with premium appliances including an induction cooker certain to thrill the home chef. Three generous bedrooms feature built-in robes, with the sparkling bathroom complete with shower, bath, vanity and separate toilet conveniently located alongside. Encouraging wonderful indoor/outdoor entertaining, the alfresco deck provides a tranquil retreat that can be enjoyed throughout the seasons, with the lush lawns and leafy canopy of the rear yard the perfect backdrop for relaxation. For developers and investors, there is potential to subdivide and build one at the rear of the existing property (STCA).

**THE FEATURES**

- Charming three-bedroom, one-bathroom family home on 875sqm (approx.)
- Subdivide and build one at the rear (STCA) or keep the whole block
- Light-filled living zone highlighted by beautiful timber flooring
- Three spacious bedrooms include built-in robe storage
- Family bathroom boasts shower, bath, vanity & separate toilet
- Single lock-up garage/workshop plus carport & off-street parking
- Generous garden block with stylish covered entertainer's alfresco

**THE LOCATION** Perfectly placed for a peaceful lifestyle with all the modern conveniences you need close by including Croydon North local shops, supermarket, and dining a pleasant stroll away, an abundance of quality schools in the area, and parkland and walking trails all nearby.

On Site Auction Saturday 23rd of September at 1:30pm