

26 Palmer Avenue, Croydon North, Vic 3136

House For Sale

Wednesday, 14 February 2024



26 Palmer Avenue, Croydon North, Vic 3136

Bedrooms: 5

Bathrooms: 3

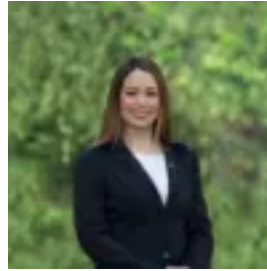
Parkings: 4

Area: 2003 m2

Type: House



William Lyall
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Jessica Clarke
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\$1,850,000 - \$1,950,000

Poised high on the block amidst approximately half an acre of private grounds, this impressive three-level residence showcases a superbly conceived layout for harmonious multi-generational living and entertaining. Boasting truly exceptional panoramic views across lush native treetops, and directly adjacent to leafy Palmer Avenue Reserve on two sides, the home promises an idyllic lifestyle retreat for growing families. Situated in a peaceful cul-de-sac within easy walking distance of buses and Warriem Reserve, the home is also just moments from McAdam Square shopping, Jeffries Providore, Croydon Main Street, Croydon Central Shopping Centre, Croydon Station and Chirnside Park Shopping Centre. Eastland Shopping Centre is close by, with the location also positioned near an array of quality schools including Luther College, Yarra Valley Grammar, Oxley Christian College and Croydon Hills Primary School. With a sweeping driveway entry flanked by verdant gardens, the home features gleaming Spotted Gum flooring and abundant natural light throughout. An expansive open plan living and dining area flows out to a generous wraparound alfresco area with a retractable privacy blind, creating a seamless layout for effortless year-round entertaining. The balcony captures exquisite uninterrupted bushland views encompassing the Dandenong Ranges, with the majestic eucalypts hosting an array of vibrant native birdlife. The outdoor grounds also feature a lawn and firepit area, a terraced succulent garden, low maintenance borders, and a raised vegetable bed. The generously proportioned kitchen comprises granite benchtops, a large walk-in pantry with airy full height open shelving, a concealed appliance cabinet, a semi-integrated Bosch dishwasher, an inbuilt De'Longhi coffee machine, and a 900mm De'Longhi oven with 900mm induction cooktop. An inviting formal living / dining room is set towards the front of the home, with flexibility for a range of uses including as a rumpus or dedicated media room. On the main floor, the light-filled master bedroom includes a private balcony, a large walk-in wardrobe, and an elegant granite ensuite with a double vanity, a frameless glass shower, and a concealed W/C. An additional home office / fifth robed bedroom is also set on the main floor, complemented by a luxe fully tiled guest powder room. Zoned within the upper level, a retreat living area includes a granite kitchenette and ample storage. Two main bedrooms are each equipped with walk-in wardrobes, study spaces and accessible in-roof storage, serviced by a granite central bathroom with a frameless glass shower and a deep soaker bathtub. The upper level also includes an additional robed bedroom, a study space with Velux skylight, and a third full bathroom with a granite vanity and frameless glass shower. A spacious laundry includes a laundry chute from the top floor, direct outdoor access, a drying cabinet with hydronic panel, and good inbuilt storage space. Double glazed throughout and featuring Daniel Robertson bricks, hydronic heating, reverse cycle ducted heating and air conditioning, three additional split system units, ducted vacuuming with kitchen kickboard sweepers, premium European style tilt & turn windows for flexible ventilation, under-floor soundproofing insulation, 3-phase power, CAT5 cabling throughout with fibre to the curb to facilitate superior broadband speeds, and a 13,000 litre water tank with pump to first floor toilets, the home also offers extensive inbuilt storage including three substantial floored and lit in-roof storage spaces. A three car remote lock-up garage with large powered workshop / home gym is positioned alongside an enormous storage room, with an additional high carport ideal for a caravan or trailer.