

**26 Timms Ave, Croydon, Vic 3136**

EIGHTH QUARTER

**Sold House**

Tuesday, 12 March 2024

26 Timms Ave, Croydon, Vic 3136

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1046 m2**

**Type: House**



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**\$1,005,000**

This delightful home presents an exceptional investment or value-add opportunity for young families, new home builders, or developers (STCA). The inclusion of a shed in the backyard and a game room with potential for conversion into a granny flat adds versatility to the property. High ceilings further enhance the sense of space, while the covered entertaining area facilitates effortless indoor/outdoor living. Step into serenity and charm with this delightful weatherboard home nestled on an expansive 1046m<sup>2</sup> (approx.) parcel in a tranquil leafy neighbourhood. Immerse yourself in the beauty of lush native-inspired gardens that frame this picturesque property. Meticulously presented and maintained, this residence is poised to captivate even the most discerning buyer. Upon entering, be greeted by the seamless elegance of polished hardwood and slate floors that grace the inviting interior. Discover four comfortable bedrooms, including a master retreat boasting built-in robes and a spa ensuite, offering a haven of character and potential. At the heart of the home lies a well-equipped kitchen adorned with Bosch stainless steel cooking appliances, modern cabinetry, and abundant storage space. This culinary haven effortlessly flows into a spacious dining/family zone, illuminated by bay windows and French doors that flood the area with natural light, providing an ideal setting for gatherings and daily living. Relax and unwind in the generous lounge area, offering scenic street views and cozy ambiance. Additional features such as two wood fires, ducted heating, evaporative cooling, and instant hot water ensure year-round comfort and convenience. Step outside to a covered entertaining area that seamlessly extends the main living zone, overlooking a family-friendly lawn and a weatherboard games room/workshop with power and driveway access. Conveniently located within walking distance to bus services, reserves, schools, and recreational facilities, as well as a short commute to local shopping destinations and train stations, this home offers a lifestyle of utmost convenience and comfort. Don't miss the chance to make this picture-perfect Croydon home your own. Contact us today to arrange a viewing and unlock the charm and potential of this unique property.