

**27 Woodland Avenue, Croydon, Vic 3136**



**House For Sale**

Friday, 24 May 2024

27 Woodland Avenue, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

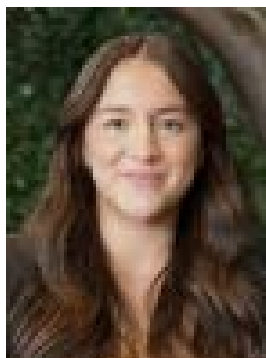
**Parkings: 2**

**Area: 1260 m2**

**Type: House**



Phil Licciardi  
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Victoria Carrabbia  
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**\$1,190,000 - \$1,300,000**

This clinker brick treasure on approximately 1,260sqm upholds the allure of Croydon's Monastery Ridge area with its charm and expansive land. Available to the market for the first time in almost five decades, it presents an incredibly exciting opportunity for new owners to discover its undeniable beauty. Its coveted location is within walking distance to bus stops, parks, trails, family restaurants, Croydon Central Shopping Centre, Croydon Train Station, Main Street and both Croydon and Ainslie Parklands Primary Schools. It is also only a short commute to Luther College, Yarra Valley Grammar, Eastland and EastLink.- A long, gated driveway forms a grand entrance to the property, complete with a turn circle and a double carport- A verandah welcomes you into the home, where nostalgic retro features blend seamlessly with modern comforts- A formal lounge and dining room rests to the left of the home's entrance, boasting two bay windows- At the heart of the home, the kitchen flaunts St George cooking appliances, a dishwasher and beautiful timber cabinetry- Family and meals areas adjoin the kitchen and offer a seamless backyard connection. Out there, bamboo screening encloses a space designed for entertaining, featuring an in-ground swimming pool, a barbecue station and a brick-paved alfresco- Three bedrooms, including two with built-in wardrobes, adorn the home's sleeping wing- A bathroom, separate shower and separate wash closet service these rooms- A laundry concludes the home's floorplan- Extras include ducted heating, evaporative cooling, ample storage and solar roof panels- Be the next family to embrace the majesty of this Monastery Ridge property, with plenty of scope to enhance or expand the home to your liking (STCA)