

# 29a Broughton Avenue, Croydon, Vic 3136

woodards 

## Townhouse For Sale

Friday, 9 February 2024

29a Broughton Avenue, Croydon, Vic 3136

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jo Parker  
0438905957



Tony Smith  
0411424964

**\$1,100,000 - \$1,210,000**

Beautifully brand new and boasting a plethora of fine amenities at its doorstep, this high-end townhouse in the premium school belt delivers luxurious, low maintenance living at its best. Providing maximum comfort with very little upkeep, the residence showcases a bright and inviting interior, adorned with warm timber-look flooring, sleek tiles and soft carpet. An expansive open plan living and dining room greets you inside, incorporating a sophisticated kitchen with sleek 900mm cooking appliances, a dishwasher, kit kat tile splashbacks, a walk-in pantry and stone benches, including a waterfall-edge breakfast bar. Sliding doors facilitate a smooth transition from this room onto a sunbathed deck, where occupants and their guests can socialise within a private garden setting. A master suite with a walk-in wardrobe and a chic ensuite complements the ground floor of the residence, along with a toilet, a storage-equipped laundry and convenient access into the remote double garage. Upstairs, a spacious second living area is flanked by three further bedrooms with built-in wardrobes and a family bathroom with twin basins. Enriched with all the necessities for comfortable, contemporary living, this residence is an irresistible lifestyle offering.

**At A Glance:** - 4 bed | 2 bath | 2 car - Expansive open plan living and dining room - Second spacious upstairs living area - Sophisticated kitchen - Sunbathed alfresco deck - Landscaped, low maintenance gardens - Split system heating/air conditioning throughout - Double glazed windows - 5,000-litre water tank with a pump - Remote double garage with internal access

**You'll Love:** This home's superb position, which is within walking distance to bus stops, Lipscombe Park and Kindergarten, McAdam Square shops and eateries, family restaurants, Good Shepherd Primary School, Luther College, Yarra Valley Grammar, Croydon Central Shopping Centre, Croydon Main Street and Train Station. Only a short drive to Eastland and EastLink. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.