

# 3 Ross Road, Croydon, Vic 3136



## Sold House

Friday, 6 October 2023

3 Ross Road, Croydon, Vic 3136

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1639 m2

Type: House



James Brougham  
0397259855



Ethan Downes  
0411295625

**\$1,550,000**

SOLD BY JAMES BROUGHAM. PH: 0412 620 498. Permit-approved development site positioned in a prime location close to Croydon Central. This spacious 1,639m<sup>2</sup> (approx.) allotment offers a lucrative development opportunity for 5 free standing townhomes intelligently conceived with an emphasis on modern sophistication and style. This shovel-ready property is well progressed with documentation and ready for construction tender: • Town Planning Permit – Received • Permit extension granted – to start 1 July 2025 • Town Planning Drawings - Endorsed • Landscape Plans - Endorsed • Civil Drawings – Completed • Structural Plans – Completed • Working Drawings – Completed • Complete file list available

Poised in a quiet street, the site is situated near Ainslie Park and is close to Burnt Bridge shopping centre, local bus stop, Croydon Primary School, Melba College, Croydon Memorial Pool, as well as being in close reach of Ruskin Park Primary School, The Good Shepherd Primary School, Yarra Valley Grammar, hospitals, and Eastlink freeway. A highly desirable location for avid lovers of good food and wine, available from this address is a choice selection of reputable restaurants, furthermore, nearby Yarra Valley beautifully showcases world-renowned wineries and fresh farm-direct produce, in addition to boutique shops and culinary experiences afforded by the Dandenong Ranges. Croydon has undergone major development growth with significant spending on local infrastructure that is likely to fuel property price and rental demand. One such project is the expansion of Croydon Central, incorporating a market food hall, updated essential services, additional parking, upgraded children's play equipment and an undercover walkway from Croydon Railway Station. The current residence could be leased out. 4 Bedrooms, master with walk-in robe and ensuite. Study with built-in shelving. Beautiful light-filled sunken lounge with open fireplace, slate flooring to entry into separate meals/dining area. Open plan kitchen with Blanco stainless appliances (gas hotplates and electric wall oven), dishwasher, gas ducted heating, and double carport. With all services already connected, a fast response is required to ensure you close the deal on this remunerative acquisition.