

**34 Power Street, Croydon North, Vic 3136**

**House For Sale**

Thursday, 16 November 2023

**JellisCraig**

34 Power Street, Croydon North, Vic 3136

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 894 m2**

**Type: House**



Sharyn de Vries  
0398706211



Joseph Corsi  
0398706211

**\$1,300,000 - \$1,400,000**

AUCTION THIS SATURDAY | Beautifully renovated to convey irresistible modern sophistication and spacious light splashed proportions, this utterly private home creates a true focus on family and lifestyle. Ideal for those craving uninterrupted space and exceptional open plan contemporary design, the brilliant dual level layout maximises living and entertaining opportunities for intergenerational success. Supported by multiple carparking/caravan/trailer storage, and the addition of a large double garage with internal/rear access ideal for a tradesperson. Showcasing five stylishly carpeted and robed bedrooms (2 x WIRs) plus a study and three exceptional, floor to ceiling tiled bathrooms with luxe stone benchtops and chic black matte tapware. The children's wing is cleverly arranged around a central bathroom with deep relaxing bath, frameless stepless shower and in-wall cistern WC. A master suite is superbly secluded with double walk-in robe and a palatial ensuite with dual vanity, frameless shower and generous spa bath emphasised by gorgeous glass feature bricks. Incorporating downstairs self-contained accommodation with bedroom, bathroom, kitchen, large living (optional rumpus/games domain) and dual external entry, perfect for extended family or young adults to live independently. Wine and dine friends and host celebrations all year long with formal living and centralised open plan family/dining. Spotted gum floors unite the ambient spaces with a high-end waterfall kitchen with a full complement of Bosch cooking appliances (double pyrolytic ovens and a gas cooktop) plus Asko dishwasher. Hide any extra clutter or prepare for meals with the benefit of an enormous butler's pantry. An expansive landscaped garden with covered outdoor entertaining is balanced for unhindered relaxation and spirited celebrations. A generous merbau deck and mains gas plumbed BBQ is elevated over lush lawn, with a separate veggie and herb garden for your extra cooking needs. Positioned on a leafy street just a short drive to cafes and eateries at McAdam Square, and close to Chirnside Park and Eastland Shopping Centres. Walk to Yarra Road Primary and minutes to Good Shepherd Primary, Luther and Oxley Colleges and Yarra Valley Grammar School. Yarra Road is serviced by buses to Croydon Station. Great access to Hochkins Ridge Flora Reserve, Candlebark Walk and Yarrunga Reserve and trails, along with local wineries at Kellybrook, Rob Dolan and Olivigna, hikes at Mt Lofty and Warrandyte river strolls. Close to the Eastern Freeway and Eastlink. Easy connections to the Yarra Valley winery region.

Large families will love the space and all the extras, including: gas ducted heating, evaporative cooling, split systems x 3, brand new carpet, blinds, LED lights, great storage incl linen press, outdoor cupboards/underdeck area and excellent built-in cabinetry and external access in the modern laundry, security alarm, ducted vacuum system and 6 x solar roof panels.