

35 Boyana Cres, Croydon, Vic 3136



House For Sale

Wednesday, 17 April 2024

35 Boyana Cres, Croydon, Vic 3136

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 914 m2

Type: House



Raphael Tang
0474007777

AUCTION: Saturday 11 May@11:00am Unless Sold Prior

AUCTION: Saturday 11th May 2024 @ 11:00am (Unless Sold Prior) Embark on an inspiring journey with this substantial 914sqm approx. property, nestled in one of Croydon's most picturesque and tree-lined streets. With its expansive north-facing backyard, this property offers immense sub-division potential (STCA), making it a prime target for developers, investors, and families looking to create their dream home.

- **Spacious Living Areas:** Step inside to find a home that radiates warmth and comfort, starting with a captivating living-dining room that seamlessly blends into the sleek, glossy kitchen. Equipped with stainless steel appliances and a convenient breakfast bar, it's a space where family moments are waiting to be made.
- **Modern Comforts:** The home boasts three well-appointed bedrooms, an updated bathroom, and a separate WC, all designed for comfortable living. The interior has been recently refreshed with new carpeting and paint, complemented by timeless hardwood flooring.
- **Outdoor Living:** Beyond the kitchen lies a large, cleared backyard complete with a charming bungalow – perfect for guests, a home office, or creative studio.
- **Convenience and Accessibility:** Enjoy a garage with an integrated workshop area and ample off-street parking. With easy access to Rushkin Park, top local schools, Croydon's bustling shops, and the railway station, everything you need is just moments away.
- **Investment Opportunity:** This large block represents a profitable opportunity for developers to capitalize on, or for a family to expand and tailor into a personalized haven.

Location Highlights:

- Walking distance to Brentwood Park and Croydon Primary School.
- Easy access to Eastlink for quick trips into Melbourne CBD or the surrounding suburbs.
- A short drive to Croydon's vibrant shopping district and railway station.

Don't miss out on this unique opportunity – whether you're looking to invest, develop, or create a family home in a sought-after location, 35 Boyana Crescent offers endless possibilities. Be quick to inspect, as properties of this calibre are highly coveted and disappear fast!