

**36 Croydon Hills Drive, Croydon Hills, Vic 3136**

**House For Sale**

Friday, 17 November 2023



**36 Croydon Hills Drive, Croydon Hills, Vic 3136**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 830 m2**

**Type: House**



James Wilson  
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Dennis Lim  
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**\$1,400,000 - \$1,500,000**

Designer renovations and resort-style entertaining capture the essence of this remarkable property, presenting an enviable family lifestyle in sought-after Croydon Hills. Adorned with gorgeous hybrid flooring and lit up by large new windows and Velux skylights, it comprises a trio of communal spaces, including connecting lounge and dining areas with raked ceilings and an open fireplace, a family room, and a large showpiece kitchen that features stainless steel appliances, stone benches and an adjoining meals area. Sliding and bi-fold doors open from these spaces, where a seamless connection to outdoor entertaining is established. There is a covered alfresco, an open pergola and a firepit area, all overlooking a solar and electric-heated swimming pool. Four robed bedrooms, two chic bathrooms and a powder room provide a relaxing environment for sleep and retreat. This includes a double-size room, a room that opens to the pool area, and a front master suite that boasts both walk-in and sliding wardrobes and an ensuite. Fantastic complementary features enhance the property, including a laundry with clothesline area access, a camera doorbell, ducted heating, split system air conditioners, some double-glazed windows, solar roof panels, CCTV, a remote double garage and a second crossover area to park a boat, caravan or trailer. Occupying approximately 830sqm, in one of the most central parts of the suburb, the property is placed within an easy walk to bus stops, scenic trails, parks, playgrounds, a BMX track, Yarrunga Reserve, Lake and Community Centre, McAdam Square, Croydon Hills and Good Shepherd Primary Schools, Luther College and Yarra Valley Grammar. It is also only a short commute to Croydon's excellent shops, dining options and train station, EastLink, Eastland and Chirnside Shopping Centre.