

**37a Pascoe Avenue, Croydon, Vic 3136**



**House For Sale**

Friday, 9 February 2024

37a Pascoe Avenue, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

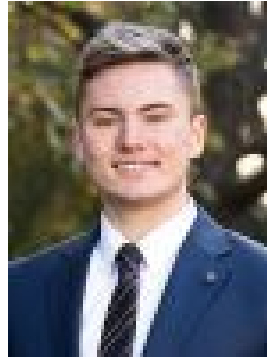
**Parkings: 2**

**Area: 871 m2**

**Type: House**



James Lingwood  
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Rhett Butler  
0459876397

**\$810,000 - \$890,000**

Setting itself apart from the average house with its charming indoor and outdoor spaces, unique design features and lush garden areas for children and pets to play, this standalone home on approximately 871sqm offers a refreshing escape from the mundane. A sought-after Ruskin Park location makes the home all the more appealing. It is situated within walking distance to childcare and medical centres, Ruskin Park Primary School, public and private school bus services, trails, Dorset Golf Course and Recreation Reserve, Wyreana Arts Centre, Café and Playground, Churinga shops and cafes. Only a few minutes' drive to Croydon's vibrant township with its top-notch amenities and train station.- Enjoying picturesque privacy, the home is fronted by a lushly screened garden, visible through expansive floor-to-ceiling box bay windows in the spacious living and dining rooms- The contemporary kitchen is well-configured for easy meal preparation, featuring stainless steel appliances, a filtered water tap, glass splashbacks and a large corkboard, perfect for displaying precious moments and reminders- A second sunlit living area with a blackboard adjoins the kitchen on the opposite side, providing an appealing additional place for the family to have their own space- Stepping out to the backyard from here, there is terrific room for entertaining on the large alfresco that is sheltered by a roof and a shade sail. A cubby house with a sandpit and slide is in perfect view from the alfresco, ideal for keeping an eye on the children. The deciduous tree at the rear protects from summer heat and keeps the place warm in winter- Back inside, accommodation is generous, comprising three bedrooms with extensive built-in wardrobe storage- The included master suite incorporates a retreat that could be used as a study, nursery or an additional bedroom, it too has built-in wardrobes- Two bathrooms cater to the rooms including a family bathroom and a customisable en suite, awaiting personalisation according to the buyer's preferences- The inclusion of split system heating/air conditioning throughout assists with keeping the home at a comfortable temperature- Excellent storage is on offer inside and out including hallway cupboards, a shed and a storeroom off the double carport- Neutral paintwork, new flooring and on-point presentation complement the entire home, offering a move-in-ready canvas for its next lucky occupants