

# 4 Edward Court, Croydon, Vic 3136



## Sold House

Wednesday, 7 February 2024

4 Edward Court, Croydon, Vic 3136

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 868 m2

Type: House



Declan Treacey  
0398743355



Jack Treacey  
0398743355

**\$865,000**

Design Your Future in a Spacious Suburban Setting. Central to the ever-developing region that is Croydon and its surrounding suburbs, this incredibly located property is one of those rare real estate opportunities that offers a chance to enhance both your current and future endeavours. Currently occupied by a mostly original homestead, the focus here will be on the chance to undertake a top to bottom renovation, start again and build your dream home or completely re-develop a stunning suburban setting into a modern multi-dwelling site (STCA). The current residence features a large formal lounge, a central kitchen with gas cooking and adjoining dining area, bedrooms with robes, a bright bathroom, ducted heating, ceiling fans, a spacious backyard, plenty of shedding and a double carport. While renovation may be something to consider, it's easy to picture yourself planning, designing and executing on your dream home or taking on a classy contemporary development in a prestigious no-through road location. Within walking distance to the Dorset Recreation Trail and Reserve, close to Dorset Primary School, Ruskin Park Primary School and the Churinga Shopping Centre, with proximity to central Croydon Train Station, shopping, cafes and restaurants, as well as enjoying easy access to Dorset Road, Mt Dandenong Road, Bayswater Rd, Canterbury Rd, the Maroondah Highway and Eastlink.