

**45 Lyons Road, Croydon North, Vic 3136**



**Sold House**

Tuesday, 28 May 2024

45 Lyons Road, Croydon North, Vic 3136

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 507 m2**

**Type: House**



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**\$880,000**

An unmissable beauty, privately set back in a leafy pocket of Croydon North, this sophisticated, single level home conveys the warmth and character of its origins with many practical, on-trend influences. Delivering an impeccable home of light, with a secured landscaped front garden and stylish covered back deck giving you the best of both worlds. The interiors are immediately striking with polished blackbutt floorboards and high skirts set under elevated 2.6m high ceilings with alluring picture rails and double hung windows. Open plan living and dining is a captivating space with feature glass pendant light and superb kitchen fitted with marble island benchtop, Smeg 900mm oven with 6 gas-burner cooktop, integrated dishwasher and walk-in pantry. Finished to designer standards with a herringbone tiled pattern splashback. Merging outside through bifold doors, with handy retractable flyscreen perfect for summer weather. Indulge yourself and guests with a fully covered and skylit merbau decking, with built-in lighting for night time events plus a mains gas connection for barbeques. The rear hedged fence creates a perfectly peaceful and relaxing setting. Boasting a timeless edge with three sunlit bedrooms and two stunning terrazzo tiled amenities. The main bathroom is a place of contemporary elegance with marble topped vanity, stone freestanding bath, rainfall frameless shower and chic electroplated brass tapware. The master cleverly integrates its double robes next to a niche with built-in bed lights. Adjoining an ensuite that replicates the beauty of the main bathroom, with the bonus of a dual basin marble topped vanity. Additionally, the front picket fenced garden is a versatile space, currently set up to grow your favourite veggies and dotted with fruit trees, but with potential to be a play space for children if required, with a handy driveway gate safely enclosing the space. The home is the front of only one other independent residence with no owner's corporate requirements. Highly suited to a professional couple, young family or downsizers. Inclusions: gorgeous white and pale grey tones throughout, gas ducted heating, split systems x 3, ceiling fans, linen storage, contemporary curtains and quality wool carpet, European laundry, solar roof panels 3.5kW, 2,000L water tank, garden shed and a double carport. In a prized school pocket, only minutes to Yarra Valley Grammar, Luther and Oxley Colleges and a selection of primary schools including Croydon Hills Primary, Yarra Road Primary, and The Village School. Close to McAdam Square, Exeter Road, Croydon Central, Eastland and Chirnside Park Shopping Centres, Griff Hunt Reserve and Hochkins Ridge Flora Reserve and walking tracks. Great connections to buses, Croydon Station, the freeway and Eastlink. An easy drive to Yarra Valley wineries and golf courses, or the Dandenong Ranges. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.