

**45 Mt Dandenong Road, Croydon, Vic 3136**



**Sold House**

Wednesday, 22 May 2024

45 Mt Dandenong Road, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$750,000**

This charm-filled weatherboard is nestled close to prestigious schools and offers a harmonious blend of classic features and everyday comfort with scope for a modern touch when you're ready. Set back from the main road with entry through Ross Road, the corner block property welcomes you with lush, established gardens and a charming traditional façade and is the perfect first home or retiree nest. Hints of its vintage art deco past are evident in intriguing, curved walls, timber accents and feature windows, whilst warm timber floors, plush carpets, and tiles underfoot enhance its timeless appeal. The home boasts two robed bedrooms plus a versatile third bedroom/family room option complete with a cosy gas fireplace, all serviced by a central bathroom. The well-equipped kitchen with electric cooktop, wall oven and dishwasher enjoys lush garden views, providing a serene backdrop as you prepare meals. Adjacent to the kitchen, the spacious lounge and dining area is perfect for family gatherings and opens beautifully to a rear deck and patio via French doors, ideal for easy entertaining. A paved garden is framed by lush, manicured hedges delivering a delightful space to relax and enjoy the sunshine. The oversized laundry, second toilet, double carport, and two garden sheds add convenience and practicality to everyday living, whilst comfort is ensured year-round with ducted heating and split system AC units. The location offers superb convenience, with easy access to Croydon Station and Main Street, as well as proximity to esteemed schools such as Croydon Primary, Kalinda Primary, Yarra Valley Grammar, and Luther College. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.