

# 6 Golden Ash Walk, Croydon North, Vic 3136

## House For Sale

Thursday, 4 January 2024



6 Golden Ash Walk, Croydon North, Vic 3136

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 755 m2

Type: House



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**\$1,350,000 - \$1,480,000**

Showcasing an enviably proportioned layout superbly conceived for effortlessly impressive large-scale entertaining, this expansive brick residence boasts generous separate formal, casual and rumpus areas across a thoughtfully zoned floorplan. Positioned at the head of a tranquil cul-de-sac directly adjacent to Carol Hancock Place Playground, the home is set within easy walking distance of buses, Yarrunga Reserve, Hochkins Ridge Flora Reserve and Croydon Hills Milk Bar. With vibrant McAdam Square shopping, Luther College, Good Shepherd Primary School and Yarra Valley Grammar all mere moments away, the location is also close to Croydon Hills Primary School, Melba Secondary College, Chirnside Park Shopping Centre and Eastland. Framed by manicured lawn and landscaped gardens, and impeccably presented throughout, the home greets visitors into an inviting formal living and dining room. A spacious separate family room features gleaming polished hardwood flooring, and flows through to an enviable rumpus wing with a timber wet bar, a large cedar-panelled sauna, a bathroom with shower and separate W/C, and a walk-in storeroom. The rumpus area opens out through French doors to a sundrenched terrace, surrounding a solar heated swimming pool and spa with soaring palm tree borders. Adjacent, an immense undercover alfresco area provides ample space for year-round entertaining, complemented by an elevated dining terrace with frameless glass fencing. At the heart of the home, a quality modern kitchen comprises granite benchtops, a breakfast bar, extensive cabinetry with an appliance nook, and premium stainless steel appliances including a Miele dishwasher and De Longhi oven / gas cooktop. Secluded on the upper level, the oversized master bedroom features a large fully-fitted walk-in wardrobe, plus a luxurious private ensuite with floor-to-ceiling tiling, a frameless glass waterfall shower, a freestanding soaker bathtub, and a spacious stone vanity. Zoned alongside the master, three additional bedrooms are also equipped with built-in wardrobes and are complemented by a showpiece fully-tiled central bathroom with a hung stone vanity, a semi-freestanding bathtub, a walk-in frameless glass waterfall shower, and a separate W/C. The residence also includes a stone laundry with excellent storage, a guest powder room, and a large office / fifth bedroom at the entry, ideal for those working from home. Featuring gas ducted heating, evaporative cooling, ceiling fans in all bedrooms, plantation shutters, roller blinds, a lofty atrium entry and security screen doors at the rear, the home also includes a remote double lock-up garage plus a substantial lock-up shed.