

**7/21-23 Cutts Avenue, Croydon, Vic 3136**



**Sold Unit**

Wednesday, 20 March 2024

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**Bedrooms: 2**

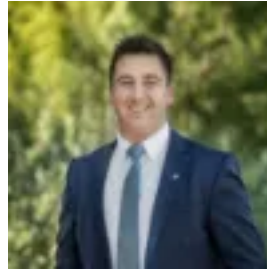
**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Ash Thompson  
0398706211



Alan Hodges  
0398706211

**\$608,000**

Peacefully positioned at the rear of the block amidst leafy garden grounds, this elevated single level brick unit presents a superb prospect for first homebuyers, investors, or those looking to downsize in comfort. With exciting scope for future updates if desired, the home boasts a spacious and secure courtyard garden with a sundrenched north facing orientation. Ideally set just a stroll from Ainslie Parklands Primary School, buses, Ainslie Park Playground and Burnt Bridge Shopping Precinct, and mere metres from Melba Secondary College, the home is also situated within easy reach of Croydon Station, Croydon Main Street and Civic Square shopping, McAdam Square, Maroondah Hospital, and lush Mullum Mullum Creek Trail bushland. An open plan living and dining room features a full height bay window overlooking the front garden, while a separate casual meals area is positioned alongside an airy skylit kitchen with a breakfast bar and freestanding oven / gas cooktop. At the rear, a generous paved courtyard includes low maintenance garden borders, with ample secure outdoor space for children's play or pets. The large master bedroom features a bay window and mirrored built-in wardrobes, while the home also offers a second robed bedroom, a bright central bathroom with a separate bathtub and separate W/C, and a full laundry with direct outdoor access. Featuring gas ducted heating, evaporative cooling, air conditioning, and security screen doors at front and rear, the home also includes a single lock-up garage with courtyard access, plus space to park an additional car.