

**8 Julie Road, Croydon, Vic 3136**



**House For Sale**

Saturday, 13 January 2024

8 Julie Road, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1013 m2**

**Type: House**



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**\$970,000 - \$1,060,000**

Overflowing with character and the potential for enhancement, extension or subdivision (STCA), this charming weatherboard residence on approximately 1,013sqm presents buyers with a plethora of exciting options. Conveniently located, it is walking distance to bus stops, parks, sporting ovals, Tarralla Creek Trail, Eastfield, Civic Square and Croydon Central Shopping Centres, Aquahub, Croydon Library, Swinburne TAFE, Croydon Main Street and Train Station. Only a short drive to childcare centres, kindergartens, schools, Eastland and EastLink.- Privately resting behind a picket fence and a double-width driveway secured by custom gates, a gorgeous garden adorned with magnolias, rose bushes and a Bluestone pathway awaits- A verandah decorated with custom fretwork grants entry to the residence, which is introduced by an original door with intricate lead lighting- Tall ceilings, polished hardwood floorboards and sash windows infuse warmth and character into the home's spaces, beginning with the front lounge room that has a servery window to the kitchen and a gas log fireplace with a granite hearth- The kitchen is illuminated by a central skylight, immersing the heart of the home with natural light. It features panelled and glass display cabinetry, Miele appliances and a walk-in pantry- A versatile area for unwinding, dining, working or studying adjoins the kitchen and offers easy access to outside- Out there, an expansive covered deck boasts a beautiful outlook over the big backyard, featuring a generous amount of lawn space, a trio of vegetable beds and a row of ornamental pear trees and rose bushes - Three generously-sized bedrooms with solid timber doors will comfortably accommodate the home's occupants. The main bedroom has an extensive amount of floor-to-ceiling wardrobe storage- A good-size family bathroom with a bathtub, shower, vanity and toilet services the rooms- A laundry with a benchtop and generous cupboard space affords convenient washing and storage- Further features that complement the residence include ducted heating, one regular air conditioner and one split system air conditioner, an alarm, a large cat enclosure, external security shutters, an automatic watering system and a remote double garage with workshop space and rear roller door access