

# 9 Chisholm Court, Croydon North, Vic 3136



## Sold House

Thursday, 26 October 2023

9 Chisholm Court, Croydon North, Vic 3136

**Bedrooms: 3**

**Bathrooms: 2**

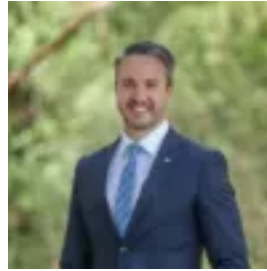
**Parkings: 2**

**Area: 987 m2**

**Type: House**



Sharyn de Vries  
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Joseph Corsi  
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**\$1,000,000**

Picture yourself in this tranquil family home, nestled at the end of a leafy court with alpacas grazing in the property across from you. Boasting a sense of instant harmony on a quarter of an acre approx, yet only a few streets away from bustling shopping centres, public transport and excellent schools. Freshly painted, this is a great opportunity for a family to further influence the existing interior design. Lofty Cathedral ceilings and exposed beams add height and a strong flow of light through the living room with cosy woodfired heater, adjoining a dining space with rear garden views. The kitchen family/meals zone offers timeless appeal with the brightly tiled kitchen appointed with a Chef stainless steel oven and a gas cooktop. Step out the back door to a huge decked pergola offering lush treed vistas and ample summer shade or winter shelter. Progressing to an expansive grassed garden with a fully fenced, inground, salt chlorinated swimming pool guaranteeing lots of family fun in the warmer months. The master bedroom welcomes a bath ensuite and walk-in robe plus two generously sized bedrooms with built in robes are serviced by a family bathroom including a second bath, and handy separate toilet. The large laundry includes additional storage and direct access to the outdoor decking area. Further providing quality timber polished floorboards, picture rails, ducted heating, air-conditioning, ceiling fans, linen press, 2 large water tanks, 18,000L combined (and plumbed to WCs and laundry), shed, double garage with sink and loft storage, plus extra off-street parking with backyard gated access. Providing ample opportunity to update the home and add your own personal mark to the interior and outdoor spaces. A simple stroll to buses with direct route to Croydon Station, Exeter Road shops, eateries and Warriem Reserve. Minutes to childcare services, The Village School, Luther and Oxley Colleges, Yarra Valley Grammar. Shops abound with Croydon Central, Main Street cafes, Chirnside Park and Eastland Shopping Centres. Extra green space, trails and play/picnic facilities can be sought at Hochkins Flora Reserve and Barngoon Reserve. Great connections to the Eastern Freeway and Eastlink and the award-winning Yarra Valley region.