

**9 Homer Avenue, Croydon South, Vic 3136**

**McGrath**

**Sold House**

Wednesday, 29 November 2023

9 Homer Avenue, Croydon South, Vic 3136

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 860 m2**

**Type: House**



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**\$1,070,000**

With its stylishly presented spaces, superb neighbourhood location and potential for rear subdivision (STCA), this property on approximately 860sqm provides a fabulous family lifestyle with rewarding future possibilities. It is located within easy walking distance to Woodland, Belmont and Eastfield Parks, Tarralla Creek Trail, bus services, Pinjarra Kindergarten plus Merrindale and Eastfield shops. Only a few minutes' commute to quality primary and secondary schools plus the vibrant shopping hubs and train stations of Croydon and Ringwood East.- Beautifully fronted by established gardens and a long exposed aggregate driveway with an open parking bay and a remote single garage, the home's manicured exterior sets the tone for the immaculate residence- Effortlessly catering to the families of today, the home's double storey layout has been tastefully updated over time, featuring LED downlights, quality carpet and blinds - A spacious lounge and sitting area await within, offering a relaxing environment to unwind- An enormous upstairs rumpus with in-roof speakers offers more space for the family to stretch out and opens to an impressive-sized deck that captures sweeping vistas of the Dandenong Ranges- The central kitchen has been upgraded with new cupboard faces and modern appliances, including a pyrolytic oven with the steam function, an induction stove, rangehood, dishwasher, plumbing for a fridge and glass splashbacks- The adjoining dining area is perfectly placed for social gathering and opens to a large-covered alfresco area with café blinds, outdoor speakers and heaters, enabling effortless all-seasons entertaining- A private backyard with a lush screening of trees is in full view from the alfresco, allowing parents to recline whilst keeping an eye on the children- An office with a sliding storage cupboard resides out here, offering a quiet space for homebased workers to go about their business- Back inside, four bedrooms with built-in wardrobes and ceiling fans with LED lights are serviced by two bathrooms and a wash closet with a separate hand basin. The privately-winged master suite boasts an en suite and alfresco access, while the fourth bedroom opens to a small covered deck- Excellent additions that complement this terrific property include a well fitted-out laundry, solar roof panels, ducted heating, evaporative cooling, a couple of air conditioners, an alarm, FTTP cabling plus generous storage