

# 9 St Austell Court, Croydon Hills, Vic 3136



## Sold House

Thursday, 11 April 2024

9 St Austell Court, Croydon Hills, Vic 3136

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1200 m2

Type: House



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**\$1,275,000**

Stop wishing and start living the Croydon Hills lifestyle you've always dreamed of, in an idyllic bowl-of-a-court position. Here, you can walk to the area's premium schools and conveniences by securing this pristine family home on a large block measuring approximately 1,200sqm. It is located within easy walking distance to reserves, playgrounds, a BMX track, trails, Yarrunga Community Centre, Croydon Hills and Good Shepherd Primary Schools, Luther College, Yarra Valley Grammar and McAdam Square. It is also an easy commute to EastLink, Eastland and Chirnside Park Shopping Centre.- Resting beyond a sweeping driveway, the home embraces a private disposition, complete with a remote double garage and generous parking for multiple vehicles, including a trailer, boat and caravan - Inside, two living and dining rooms provide an excellent amount of space for family occupation, both brimming with natural light- The large, central kitchen flaunts a stylishly modern fit-out, featuring a 900mm SMEG upright cooker, a 900mm rangehood, a dishwasher, vibrant glass splashbacks and plentiful storage- Set among private gardens with stunning Birch and Maple trees, an expansive covered deck provides the perfect setting for all-seasons outdoor entertaining- The large backyard to the rear of the home is both a children's play haven and a thriving fruit bowl, boasting lemon, lime, mandarin/lime, orange, apple, apricot, pear, peach, plum, nectarine, fig, cherries and berries- Two 5,500 litre water tanks, a pump and a sprinkler system work together to keep the gardens at their best- Four bedrooms provide a restful environment for sleep- Two updated bathrooms with quality finishes service the rooms. This includes an en suite in the master bedroom, which also boasts a walk-in wardrobe- Excellent storage options located in the laundry, linen press cupboard, shed, under the house and beneath the deck, allow occupants to effortlessly organise their belongings- Ducted heating, coupled with two air conditioners and a solar system, effectively regulate the home's temperature, ensuring comfort while minimising energy expenses