

11 Woodland Avenue, Croydon, VIC, 3136

FLETCHERS

House For Sale

Tuesday, 1 October 2024

11 Woodland Avenue, Croydon, VIC, 3136

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Marvellous family lifestyle in coveted Monastery Estate

Impeccably presented and perfectly placed within the prized Monastery estate, this warm and welcoming four bedroom family home exudes a homely ambience with indoor/outdoor connectivity and multiple living and entertaining zones set across a convenient single level floorplan.

Gently elevated from the street on a landscaped 864m² (approx.) garden allotment, generous proportions and a flexible light filled layout highlight open plan family living zones, impressive feature fireplaces and formal entertaining set under raked timber beamed ceilings with leafy outlooks. A central stone gourmet kitchen boasts custom timber cabinetry, island seating, premium appliances and immediate access to the all weather, paved alfresco entertaining zone set within private surroundings with built-in BBQ and plenty of space for family and friends to enjoy.

Zoned for privacy, four double bedrooms provide impressive family accommodations and include a master with full ensuite, central family sized bathroom and the flexibility of a fourth bedroom with home office/sitting room capabilities. Other highlights to an already impressive home include gas ducted heating, zoned reverse cycle heating and cooling, ceiling fans, 5.0k Solar System and double remote garage.

- * Four bedroom, two bathroom brick veneer residence
- * Formal and informal living and entertaining
- * Central stone kitchen, custom timber cabinetry
- * Paved, all-weather alfresco entertaining, built-in BBQ
- * Zoned bedrooms, master with ensuite
- * Established gardens on private 864m² land
- * Double garage, off-street parking, 5.0K Solar System

Holding a central position within a coveted neighbourhood noted for its tree-lined streets and superb access to local amenities, this property is strolling distance from local parklands including Alto Reserve and Ainslie Park, and within easy access of quality local public and private schooling, including Sacred Heart Primary, Luther College, Yarra Valley Grammar School, Melbourne Rudolf Steiner. Moments from Croydon Central Shopping Centre, Main Street cafes and eateries, Croydon Train Station, EastLink and the Eastern Freeway.

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