

**12 Emma Road, Croydon, Vic 3136**



**House For Sale**

Tuesday, 2 July 2024

12 Emma Road, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 1**

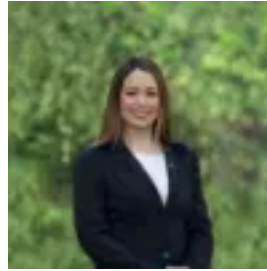
**Parkings: 1**

**Area: 878 m2**

**Type: House**



William Lyall  
0398706211



Jessica Clarke  
0398706211

**\$800,000 - \$850,000**

In a low traffic no-through road that is walking distance to Croydon Central, top-rated cafes and restaurants and the train station, a thrilling future starts here with this completely original home. On a brilliantly large 878sqm approx. block with a desirable north-facing backyard, bring your vision to this family-focused neighbourhood by renovating for contemporary appeal, building a brand-new residence or constructing townhouses (STCA). Currently offering a traditional three bedroom plus study configuration with a sunny lounge/dining, kitchen and French doors out to the enormous garden, update easily to then lease out. Zoned for Croydon Primary School and Yarra Hills Secondary College, live close to leading private schools including Yarra Valley Grammar and Luther College.