

# 13 Kuls Court, Croydon Hills, Vic 3136

## House For Sale

Wednesday, 10 July 2024

13 Kuls Court, Croydon Hills, Vic 3136

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 650 m<sup>2</sup>

Type: House



Karen Vogl

0438072370

## **\$1,000,000 - \$1,100,000**

Quietly positioned within a family-friendly court, a short stroll to Croydon Hills Primary School and local parkland, this single-level sanctuary is a true representation of low-maintenance living. Set within an easily managed yet private garden setting, it effortlessly combines understated style with an inviting atmosphere, providing an idyllic retreat for families or downsizers alike. The neatly presented façade forms a picturesque prelude to the welcoming interior, where unexpected proportions are enhanced with high ceilings and large windows. Two living areas offer family harmony and separation, with the formal lounge and dining zone, ambient with a gas fireplace, seamlessly connecting to the gardens through bi-fold doors, plus a separate living area to the rear. A central kitchen is enhanced with natural light through a skylight and includes a 1 ½ wall oven, ceramic cooktop and dishwasher. The thoughtful layout features three generous bedrooms, all with built-in robes, including a restful main bedroom that accesses the contemporary bathroom which comprises a large vanity, bath, shower and separate WC. An entertainer's dream, the alfresco zone includes a built-in BBQ plumbed to natural gas and is surrounded by the peaceful, secure garden, making it the ideal space to spend time with friends and family. Finished with gas heating, a large laundry, water tank, double remote garage and an abundance of off-street parking suitable for a caravan, boat or trailer, this is a charming home without compromise just moments from McAdam Square, with easy access to Yarra Valley Grammar, Good Shepard Primary School, Luther College, Croydon Train Station, Eastland and EastLink.