

24 Barclay Avenue, Croydon, Vic 3136



House For Sale

Wednesday, 10 July 2024

24 Barclay Avenue, Croydon, Vic 3136

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 859 m2

Type: House



Ben Hollow
0425407363



George Brown
0431458777

\$870,000 - \$940,000

GRAND OPENING - Sat 13th Jul 2:00PM - 2:30PM With its uniquely zoned floorplan that caters to family living and a spacious backyard that may lend itself to subdivision (STCA), this home on approximately 859sqm offers both immediate comfort and fabulous future options. A wide concrete driveway fronts the home, where a tall double carport with gated rear access to an oversized solid brick double garage/workshop, provide generous room for parking and tinkering. Hardwood floorboards and slate tiles grace the home's footprint, featuring separate front and rear living zones for relaxing. A cottage kitchen with modern appliances and a walk-in pantry is adjoined by a meals area at the heart of the residence, seamlessly servicing the zones. Three sleeping wings comprising four bedrooms and two bathrooms are found within the home. The front bedroom has a powder room, the middle bedroom has a walk-in wardrobe and the two rear bedrooms have built-in desks. Outside, the backyard boasts a covered area for entertaining plus a grass area for playing. Further inclusions such as a laundry room, a 6-kW solar system, ducted heating, a gas log heater, evaporative cooling, three split system air conditioners, ceiling fans, ducted vacuum, a walk-in storage cupboard, a linen press cupboard and dual hot water system with gas infinity and two heat pumps. Positioned in a well-connected neighbourhood, it is situated within walking distance to the 737 bus stop, strip shops, Dorset Recreation Trail, Reserve and Primary School. It is also only a few minutes' commute to Swinburne TAFE, Civic Square Shopping Centre, Aquahub, the library, Croydon Main Street and Train Station. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.