

28 The Pass, Croydon, Vic 3136

House For Sale

Wednesday, 19 June 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1009 m2

Type: House



Michael Allen
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Warren Paas
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\$1,200,000 - \$1,320,000

GRAND OPENING - Sat 22nd Jun 12:00pm - 12:30pm AUCTION Sat 13th Jul 11:00am (unless sold prior) Embrace a convenient, eco-friendly lifestyle in this impressively renovated property. Perfectly located on the border of Croydon South and Ringwood East, it includes a smartly-zoned residence and a studio with amenities, ideal for the growing family. Sustainable living is made easy with the property's energy-efficient attributes and Australian-sourced materials, all supported by carbon offset initiatives. There is minimal lawn to conserve water, plus herb and vegetable gardens and a greenhouse for year-round growing. On the newly renovated roof of the residence, there is an expandable solar system with a 5-kW inverter, as well as Velux skylights that enhance its ambience. Four entrances provide seamless access to the residence, including the main door with a smart lock accessible via a sundeck. Beyond the Tasmanian Oak floorboarded corridor, awaits four bedrooms, study, two stylishly appointed bathrooms, laundry with a double barn door, lounge, dining and sitting areas, family room and a centrepiece kitchen equipped with quality appliances and a large 6-seater wattle-topped breakfast bar. Outside, you'll discover a pergola with an enclosed outdoor kitchen, and a pergola with a 55,000-litre kidney-shaped pool underneath that can be reinstated. The studio, which is suitable for a wide range of uses, is also situated in the backyard. Other property gems include a 6-star ducted heating system, open fireplace, evaporative cooling, ceiling fans, instant hot water, digitally controlled, water-saving drip irrigation system, very large outdoor storage options, a chicken coop with a 40-metre run, plus parking spaces for eight cars, including a double carport and the option to store a caravan or boat under a protective canopy. Ready to be relished by a lucky new family, this property sits opposite Cheong Wildflower Sanctuary, within walking distance to bus stops, Cheong Park, Tinternvale Primary School, Tintern Grammar, Eastfield shops, Ringwood East Shopping Village and Train Station. A short drive to Croydon Main Street and Train Station, Maroondah Hospital and medical suites, Eastland and EastLink. Noel Jones Real Estate has taken every precaution to establish the accuracy of this information however shall in no event accept liability for loss or damage suffered by a third-party. Purchasers must make their own enquiries as to its accuracy.