

**32 Broughton Avenue, Croydon, Vic 3136**



**House For Sale**

Monday, 18 March 2024

32 Broughton Avenue, Croydon, Vic 3136

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 558 m2**

**Type: House**



Thai Tan

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Matthew Pan

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**\$730,000-\$800,000**

Set on a corner block behind lush greenery, this impeccably renovated red brick classic delivers all the essentials for today's lifestyle. Presented with dual living comfort, modern inclusions, and an outdoor entertaining haven, alongside a premium position in a highly coveted locale. Ideal for discerning families in search of enduring quality, long-term liveability, and unmatched convenience. 32 Broughton Ave places residents within walking distance to Croydon Central, quality schools, parks, and public transport, with easy access to Mullum-Mullum Creek Trail. Sun-soaked and beautifully styled, the home features a formal lounge, a versatile family/meals area, and a connecting kitchen boasting stainless steel appliances plus ample bench and storage space. There are three robed bedrooms and two pristine bathrooms including a master with a walk-in robe and private ensuite. Further comfort and ease are provided by a separate water closet, a generous sized laundry, timber flooring, ducted heating, a split system unit, and a security system. Notably significant is the entertaining deck, complete with built-in seating, privacy timber screening, and established hedges. Furthermore, the property offers a garden shed and plenty of parking including a double carport via an extended driveway with two additional car spaces. Supremely positioned within walking distance of McAdam Square shops and eateries, Croydon Central, Lipscombe Park Reserve, buses, Good Shepherd Lutheran Primary, and Luther College. Conveniently situated close to Croydon Station, Mullum-Mullum Creek Trail, Croydon Primary, Sacred Heart Primary, Melba College, Yarra Valley Grammar, and Eastland Shopping Centre.