

# 41 Lyons Road, Croydon North, Vic 3136



## House For Sale

Wednesday, 26 June 2024

41 Lyons Road, Croydon North, Vic 3136

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1068 m2

Type: House



Chris Price

## **\$900,000 - \$990,000**

If you are someone that can spot an outstanding opportunity when you see it, then this property, occupying approximately 1,068sqm is sure to pique your interest. Spanning across a flat, rectangular allotment, this property, which is for sale as is, presents buyers with many exciting options, from renovation to complete site redevelopment (STCA). The existing weatherboard home would require significant work to bring it up to structural integrity, a task that with the proper planning could be executed impressively. The home, as it stands, has three bedrooms, including one with a wet area and a blank canvas ensuite, a family bathroom with a separate toilet, lounge and sitting areas, a kitchen with an incorporated meals area and a laundry. The large, gated yard enveloping the home boasts generous off-street parking, a double garage, secure dog run, chicken coop, storage shed, covered wood shelter, pond and a wash trough. Whether you're planning to renovate for profit, create your dream haven, or explore this property's redevelopment prospects (STCA), the possibilities here are endless. Conveniently located, this property is within easy walking distance to bus stops, reserves, trails and Croydon North Village. Only a short commute to Chirside Park Shopping Centre, Eastland, EastLink, primary schools, private secondary colleges such as Oxley, Luther and Yarra Valley Grammar, plus the renowned golf courses and wineries of the Yarra Valley.