



44 Stirling Road, Croydon FOR SALE



Californian Charm With Contemporary Convenience

Californian bungalows are known for their timeless beauty and charm, and this stunning example is no exception.

The picturesque property enjoys a private frontage that boasts breathtaking views of the Dandenong Ranges, with the traditional verandah creating the perfect place to enjoy these. Once inside, you'll be thrilled to find all the features you'd expect in a home of this nature, including decorative ceilings, delicate cornices, polished timber floors, sash windows, timber fretwork and stained-glass windows.

The floor plan has been well-considered, with the needs of the modern family being more than accounted for, with a spacious formal lounge and generous formal dining room at home's entry and a sunroom with an eye-catching pressed metal ceiling feature at the rear overlooking the garden. Between these is a dedicated study and a large kitchen, family and meals area with a Butler's pantry. The well-appointed space seamlessly combines timeless style with contemporary convenience.

Three robed bedrooms and two bathrooms, including a master with a walk-in robe and ensuite, are zoned together, completing the accommodation. In perfect complement are the home's outdoor spaces, with a wisteria-covered alfresco terrace taking pride of place amongst lush green garden surrounds.

A range of additions create further appeal. These include hydronic heating, ducted vacuuming, a full-sized storage-rich laundry, a mud room, a powder room, an outside toilet, a water tank, a storage shed, and a double lock-up garage with a workshop or storage space and plenty of off-street parking.

THE FEATURES

- Californian Bungalow with traditional features
- Private frontage with stunning Mt Dandenong views
- Three bedrooms, two bathrooms and a dedicated study area
- A range of formal and informal living and dining spaces
- Well-appointed kitchen with Butler's pantry
- Wisteria-covered terrace in garden surrounds



Ingrid Ward

Principal - Ingrid Ward Property

M: 0448 300 764

E: ingrid.ward@smileelite.com

THE LOCATION

The peaceful pocket the home enjoys is near a range of desirable amenities. These include Croydon Train Station, local buses, a range of shopping precincts including Croydon's main street and Croydon Central, a variety of local cafes and restaurants, plus sought-after schools such as Luther College, Yarra Valley Grammar and Tintern Grammar.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

Features

3 Toilets
Built-In Robes
Ducted Vacuum System
1 Ensuite
Study

Land size

1,015.00 Sqm



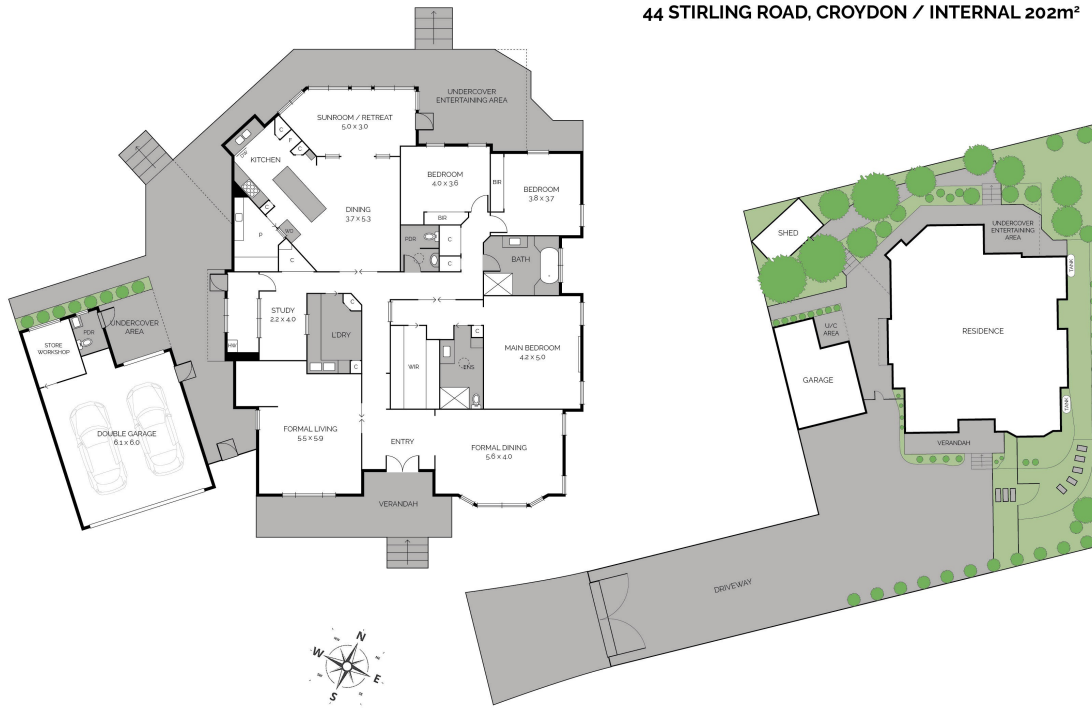
Ingrid Ward

Principal - Ingrid Ward Property

M: 0448 300 764

E: ingrid.ward@smileelite.com

44 STIRLING ROAD, CROYDON / INTERNAL 202m²



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.