

# **2/40-42 Hull Road, CROYDON VIC 3136 L21050975}**

Charming character weatherboard home perfect for your first home or your last.

Nestled on a compact fully fenced private parcel of 459m2 approx land in the heart of Croydon is this presentation perfect abode in only a block of 3.

Blessed with a gorgeous private garden, an oasis of greenery and tranquillity leading to the front entrance of this immaculate well maintained ready to move in home.

The hostess kitchen will delight with large island bench, bosch dishwasher, induction electric hotplate and bosch oven complimented with spacious pantry and generous storage.

The bedrooms are a good size, master with built in robe and there is a third bedroom if desired or study, playroom, tv room or whatever you need it to be.

Offering generous ceilings, a modern neutral colour palette, soft lighting throughout, two living areas on either side of the kitchen and internal access to your single lock up garage ensuring security and privacy at all times.

Providing comfort in all seasons with Gas ducted heating, air con system, easy care tiles, quality drapes and blinds throughout and cosy carpets in bedrooms and living areas.

Outside in the backyard you will be enchanted by the colourful established gardens while you entertain on the covered outdoor timber deck.

Location is ideal as only a short drive or walk to Croydon township, main st shops, cafes and train station. The bus stop is just a stone's throw away. No body Corp fees, only driveway insurance, first to see will buy.

Amazing features include:

- Character weatherboard 2 or 3 bedroom home
- Gas Ducted Heating/air con
- Hostess kitchen with large island and bosch dishwasher
- Beautiful established front and back gardens
- Outdoor covered timber deck for entertaining
- Fully lock up single remote garage with internal access
- Compact fully fenced block on easy care 459m2 approx
- Enviable location, walk or short drive to Croydon Main st and station.

Photo Id is required at all inspections