

**22 Knee Ln, Croydon North, VIC, 3136**



**House For Sale**

Wednesday, 20 November 2024

22 Knee Ln, Croydon North, VIC, 3136

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Timeless Family Comfort

Nestled on a generous corner allotment, this home exudes warmth and character, blending modern touches with timeless charm. Perfectly positioned in a quiet and family-friendly locale, this residence is moments from buses, local parks, McAdam Square, premium schools including Yarra Valley Grammar, Luther College and Good Shepherd, Yarra Road and Croydon Hills Primary Schools, walking tracks, and the Croydon's Main Street and Train Station, ensuring both convenience and tranquillity.

- Occupying a corner allotment, the home boasts a wide street frontage framed by established gardens and a charming wrap-around deck, offering a welcoming first impression
- A rejuvenated interior showcases polished hardwood floors and plantation shutters
- Versatile formal areas include a spacious lounge and an adjacent dining room or study for added functionality
- At the heart of the home, an expansive open living and meals area is complemented by a cosy wood fire heater
- Integrated within this space is a well-appointed kitchen equipped with a central island bench/breakfast bar, stainless steel appliances including a gas cooktop, oven and dishwasher plus ample cabinetry storage
- Privately positioned, the master bedroom with walk-in wardrobe includes a beautifully renovated ensuite with elegant grey tiles, a walk-in frameless shower, and a floating stone top vanity with shaker-style cabinetry
- Three remaining bedrooms with built-in robes share a central family bathroom that mirrors the same style as the ensuite, as well as being spoilt with a deep soak, freestanding bath tub
- The backyard offers a serene escape, surrounded by lush gardens and featuring a covered alfresco area, ideal for entertaining or quiet relaxation
- Additional features include ducted heating, a split system air conditioner, remote double garage with internal access, solar panels, a water tank, an alarm system, and security doors for peace of mind