

### 45 Humber Road Croydon North VIC

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Nestled on the elevated side of Humber Road, this property boasts captivating views. Offered to the market for the first time in half a century, this residence sits gracefully on approximately 1462 sqm of land.

The original three-bedroom home featuring a central bathroom with a separate toilet, classic L-shaped lounge and dining areas seamlessly connected to the kitchen. Adding versatility, an additional rumpus room/pool room extends the living space, ideal for various lifestyle needs.

Conveniently situated within walking distance to bus stops, Exeter shops, Croydon North Village, parks, and hiking trails, this location offers both convenience and tranquillity. Furthermore, it enjoys easy access to Chirnside Park Shopping Centre, primary schools, and esteemed secondary colleges including Oxley, Luther, and Yarra

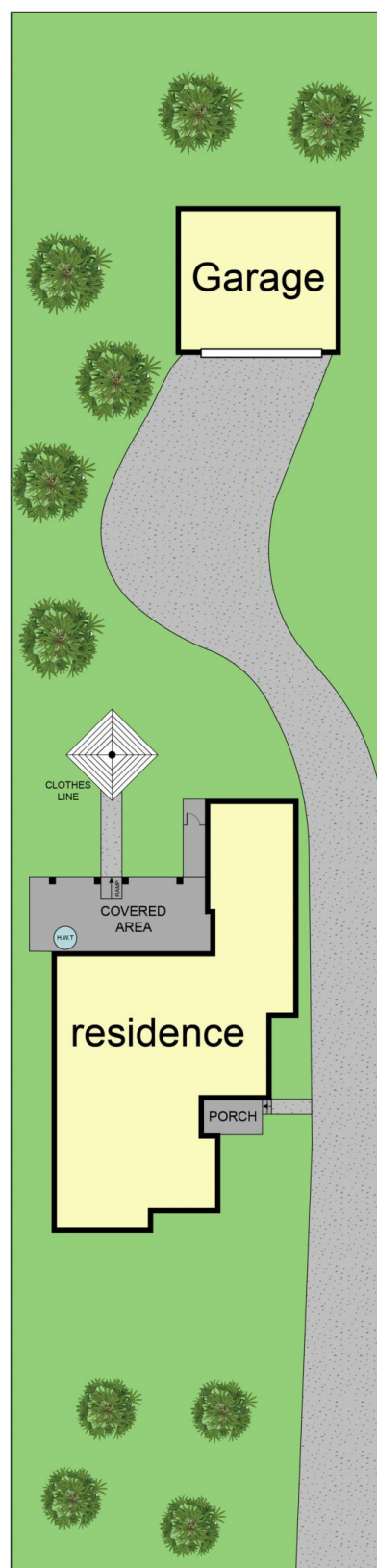
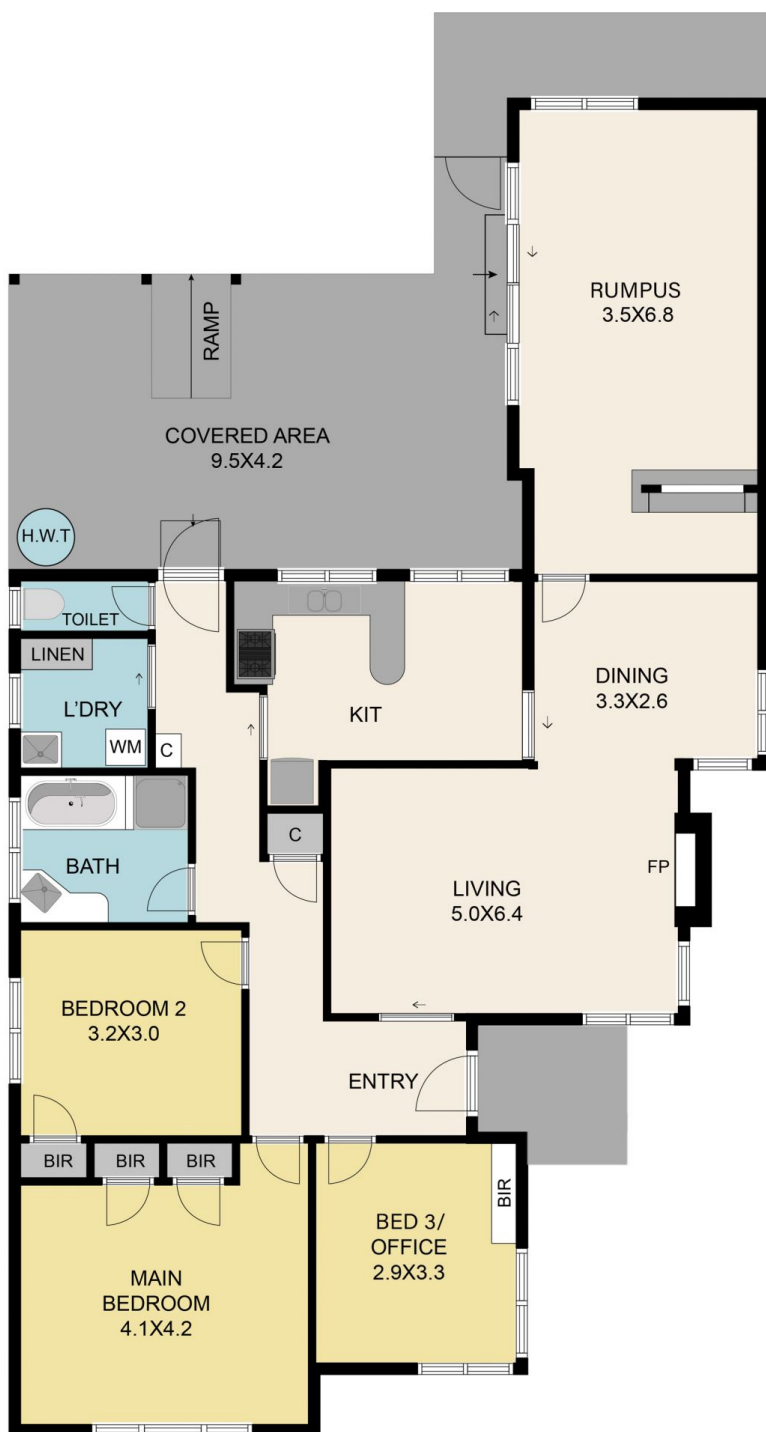
**Price** : \$1,050,000 - \$1,150,000  
**Land Size** : 1462 sqm  
**View** : <https://www.nobleknight.com.au/sale/vic/eas/t/croydon-north/residential/house/7924576>



**Damian Ford**  
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45 Humber Road, Croydon North 3136

TOTAL APPROX. FLOOR AREA 122 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.