



### 1/40 Jarvis Avenue Croydon VIC

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Nestled in a tranquil and convenient pocket of Croydon, this charming residence presents an ideal opportunity for first-time buyers, downsizers, or astute investors. Positioned as the front dwelling on a dual occupancy block, this inviting three-bedroom, one-bathroom home offers a comfortable and versatile living environment.

Upon entry, you are welcomed by freshly painted interiors complemented by polished timber floors, creating a bright and airy atmosphere throughout. The spacious lounge seamlessly connects to a dining area and well-appointed kitchen, perfect for relaxed entertaining. A practical L-shaped hallway conveniently accesses the three bedrooms, central bathroom, and separate toilet.

Outside, the fully equipped laundry opens onto a private courtyard shaded by a majestic oak tree-ideal for outdoor

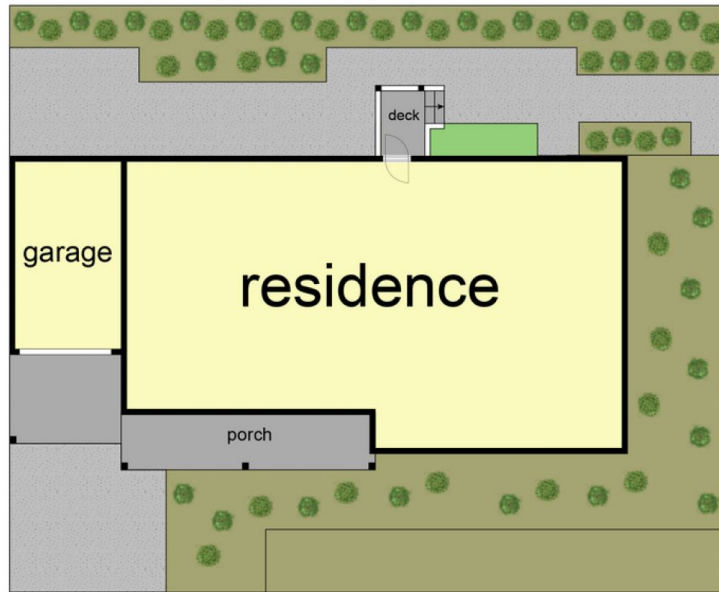
**Price** : \$680,000 - \$740,000  
**Land Size** : 263 sqm  
**View** : <https://www.nobleknight.com.au/sale/vic/east/croydon/residential/house/7981899>



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## 40 Jarvis Avenue, Croydon 3136

TOTAL APPROX. FLOOR AREA 108 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.