

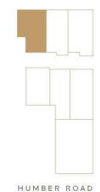


18-20 Humber Road, Croydon North

- 7 minutes to Yarra Valley Grammar, walking distance to parks, close to multiple shopping centres and train station, easy access to the M3 freeway!
- **School Zone**
- 4 mins drive to Yarra Road Primary School
- 6 mins drive to Mooroolbark College
- 7 mins drive to Yarra Valley Grammar School (Top Private School)
- **Connectivity**
- 550m walk to Route 671 bus stop
- 7 mins drive to Mooroolbark Station, with direct access to Melbourne CBD
- **Shopping**
- 3 mins drive to Coles and Maroondah Village Shopping Centre
- 4 mins drive to Bunnings and JB Hi-Fi
- 6 mins drive to Chirnside Park Shopping Centre
- 7 mins drive to Croydon Central Shopping Centre
- 12 mins drive to Eastland Shopping Centre
- **Surrounding Parks**
- 800m walk to Hochkins Ridge Flora Reserve
- 2 mins drive to Griff Hunt Reserve
- 3 mins drive to Maroondah Golf Park
- **Medical Centre**
- 12 mins drive to Maroondah Hospital



UNIT 1	2 2 2 1			
DWELLING	98.5 m ²	PORCH	4.5 m ²	
		LANDING	5.5 m ²	
GARAGE	23.0 m ²	S.P.O.S	90.0 m ²	
TOTAL FLOOR AREA	14.2 SQ / 131.5 m²	P.O.S	151.0 m ²	



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18-20 HUMBER ROAD
CROYDON NORTH 3136



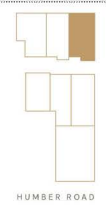
UNIT 2	3 2 2 2			
18-20 HUMBER ROAD	DWELLING	124.0 m ²	PORCH	1.5 m ²
CROYDON NORTH 3136	CARPORT	33.5 m ²	DECK	13.0 m ²
TOTAL FLOOR AREA	18.5 SQ / 172 m²	P.O.S	P.O.S	106.0 m²



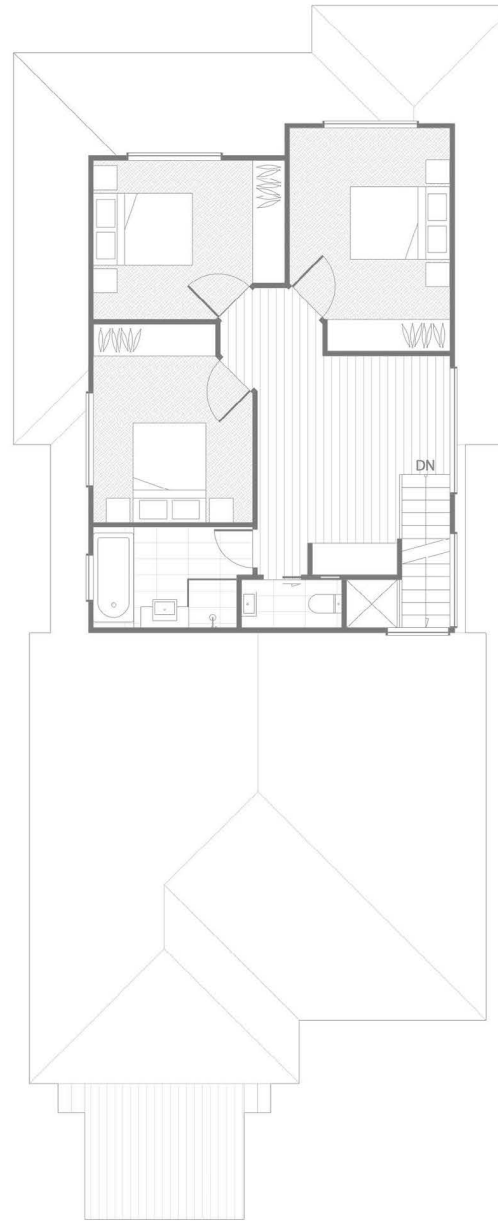
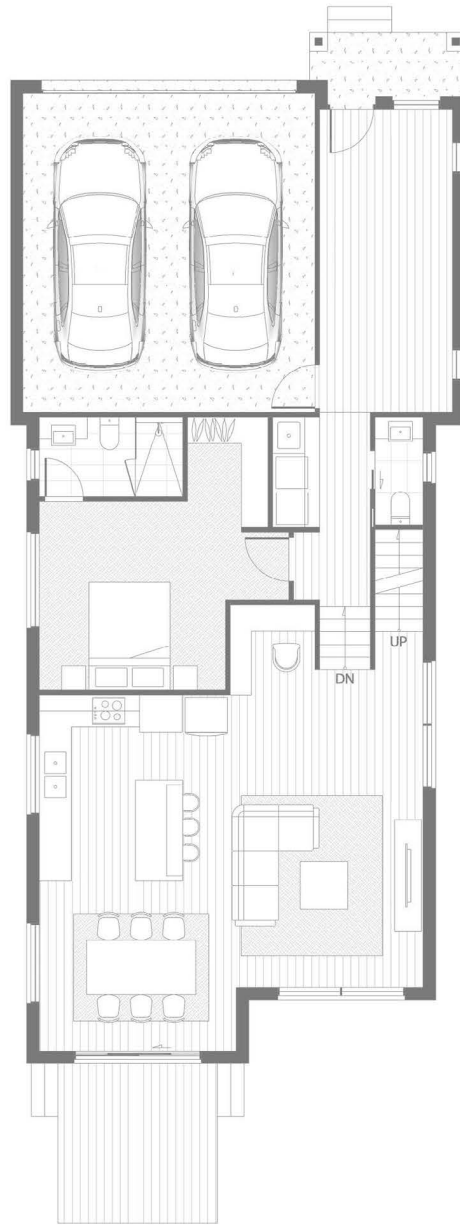
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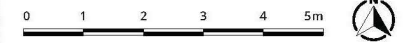
UNIT 3	3 2 2 2			
18-20 HUMBER ROAD	DWELLING	122.0 m ²	PORCH	1.5 m ²
CROYDON NORTH 3136			DECK	13.0 m ²
	GARAGE	36.0 m ²	S.P.O.S	75.2 m ²
	TOTAL FLOOR AREA	18.6 SQ / 172.5 m²	P.O.S	114.5 m ²



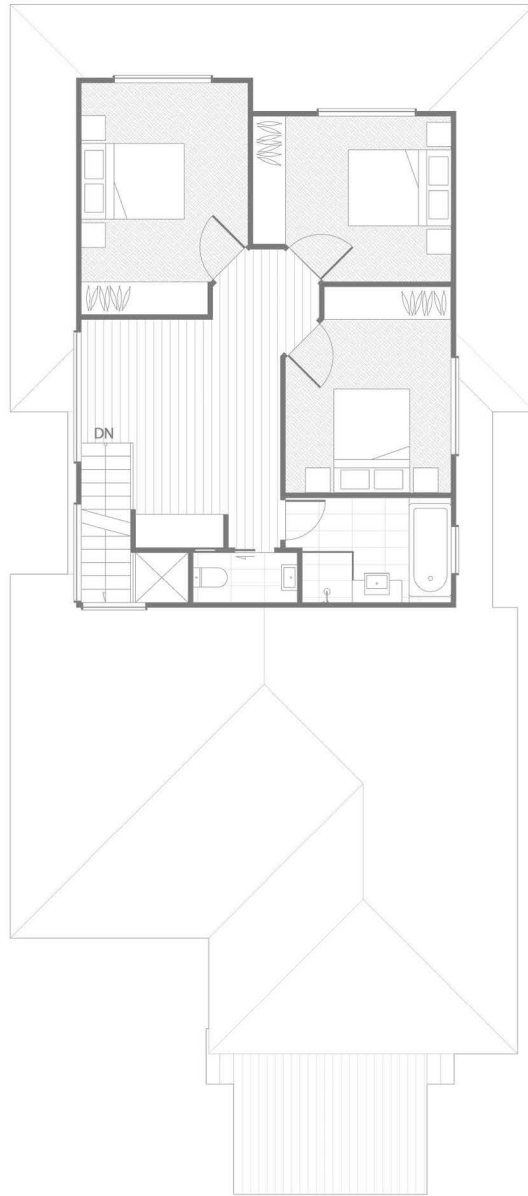
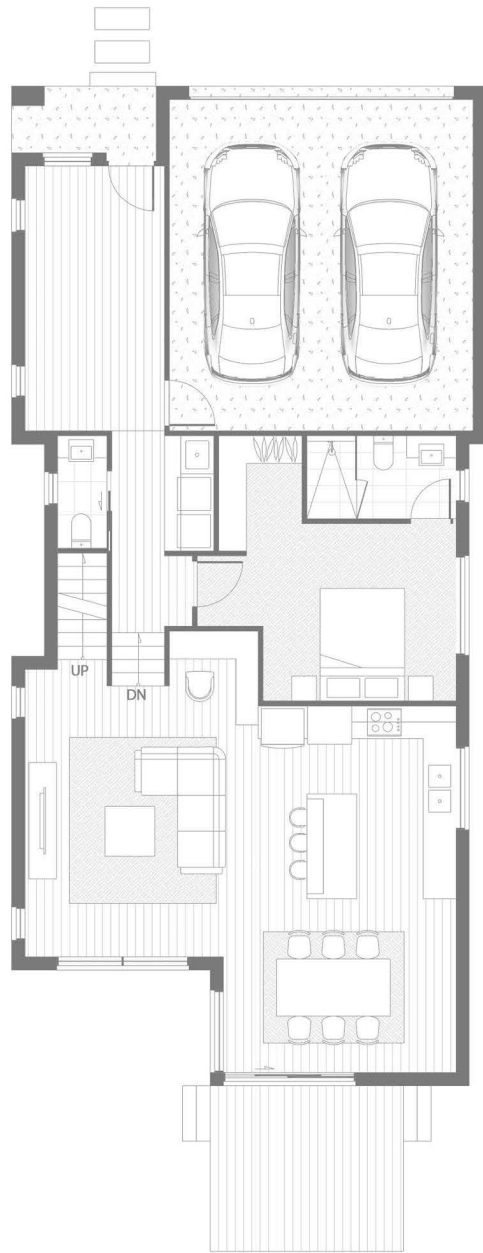
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UNIT 4	4 2 3 2			
18-20 HUMBER ROAD	GROUND FLOOR	108.0 m ²	PORCH	3.5 m ²
CROYDON NORTH 3136	FIRST FLOOR	64.0 m ²	DECK	10.5 m ²
	GARAGE	36.0 m ²	S.P.O.S	76.0 m ²
	TOTAL FLOOR AREA	23.9 SQ / 222 m²	P.O.S	126.0 m²



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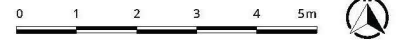
UNIT 5

18-20 HUMBER ROAD

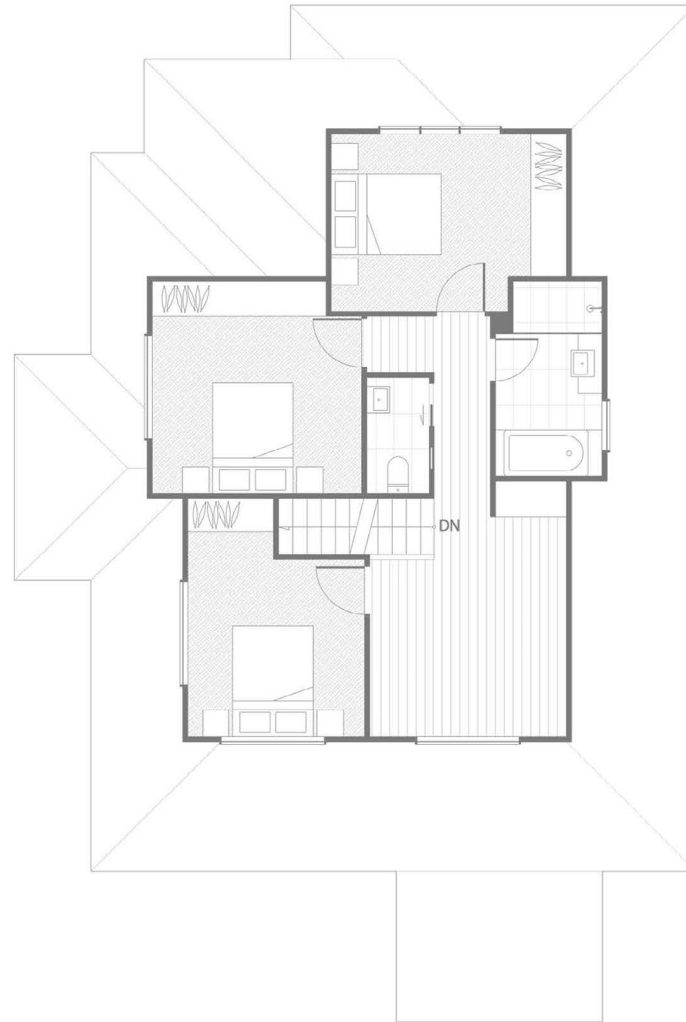
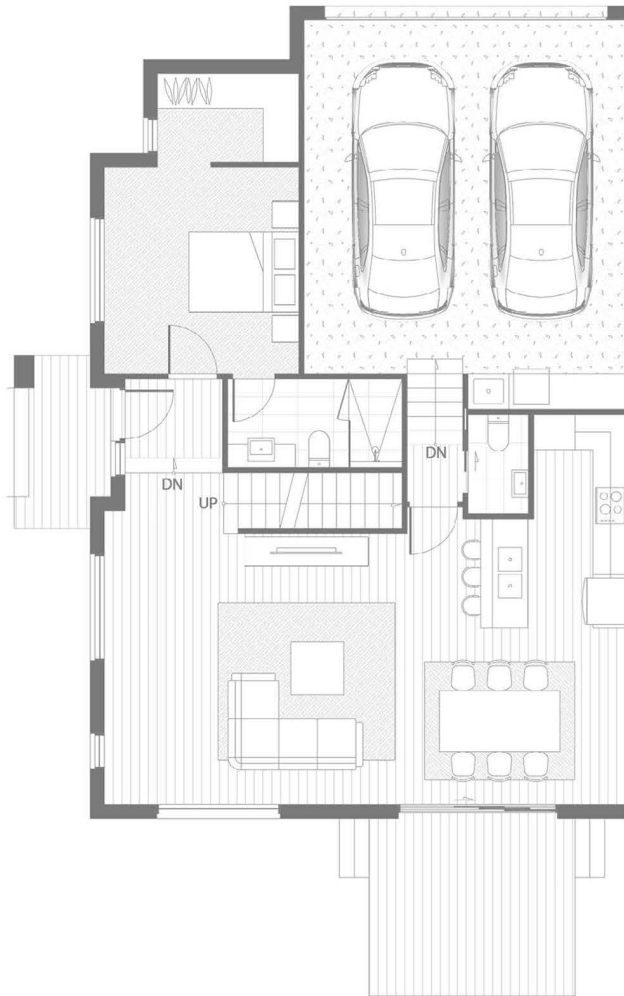
CROYDON NORTH 3136

4 2 3 2

GROUND FLOOR	102.5 m ²	PORCH	3.0 m ²
FIRST FLOOR	64.0 m ²	DECK	10.5 m ²
GARAGE	37.0 m ²	S.P.O.S	60.0 m ²
TOTAL FLOOR AREA	22.4 SQ / 208 m²	P.O.S	111.0 m²



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UNIT 6

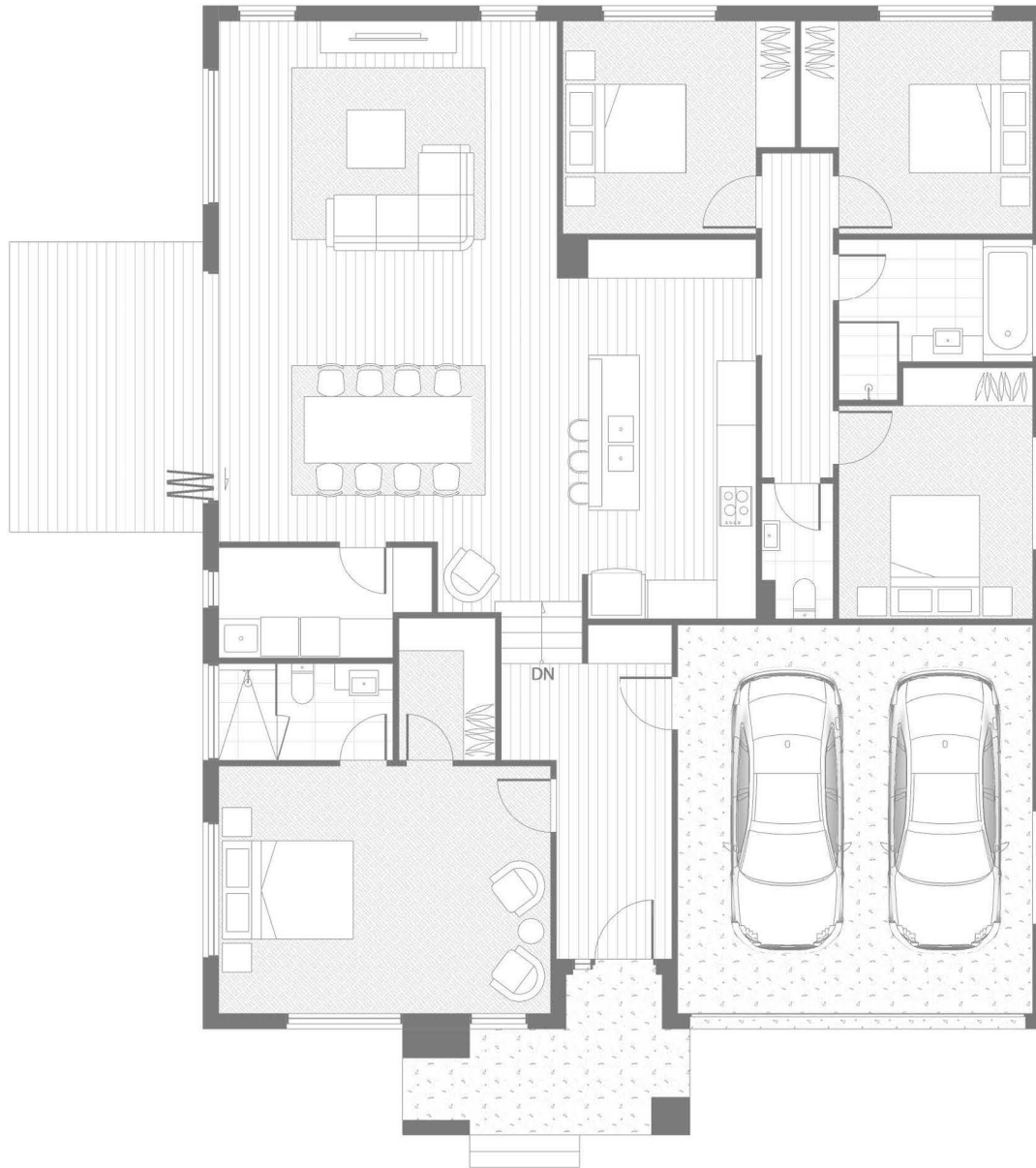
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18-20 HUMBER ROAD
CROYDON NORTH 3136

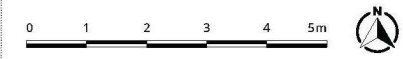
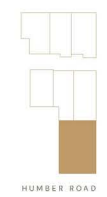
GROUND FLOOR	88.0 m ²	PORCH	4.5 m ²
FIRST FLOOR	67.0 m ²	DECK	10.5 m ²
GARAGE	38.0 m ²	S.P.O.S	63.0 m ²
TOTAL FLOOR AREA	22.4 SQ / 208 m²	P.O.S	80.5 m ²



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UNIT 7	4 2 2 2			
18-20 HUMBER ROAD	DWELLING	170.5 m²	PORCH	9.0 m²
CROYDON NORTH 3136			DECK	13.5 m²
	GARAGE	36.0 m²	S.P.O.S	89.5 m²
	TOTAL FLOOR AREA	24.7 SQ / 229 m²	P.O.S	140.0 m²



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