

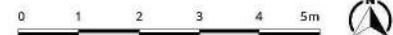


18-20 Humber Road, Croydon North

- 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			
18-20 HUMBER ROAD CROYDON NORTH 3136	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 m ²	P.O.S	151.0 m ²



DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



UNIT 2

18-20 HUMBER ROAD

CROYDON NORTH 3136

3 

2 

2 

2 

DWELLING	124.0 m²	PORCH	1.5 m²
		DECK	13.0 m²
CARPORT	33.5 m²	S.P.O.S	66.5 m²
TOTAL FLOOR AREA	18.5 SQ / 172 m²	P.O.S	106.0 m²



HUMBER ROAD

012345m



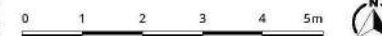
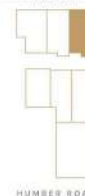
DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



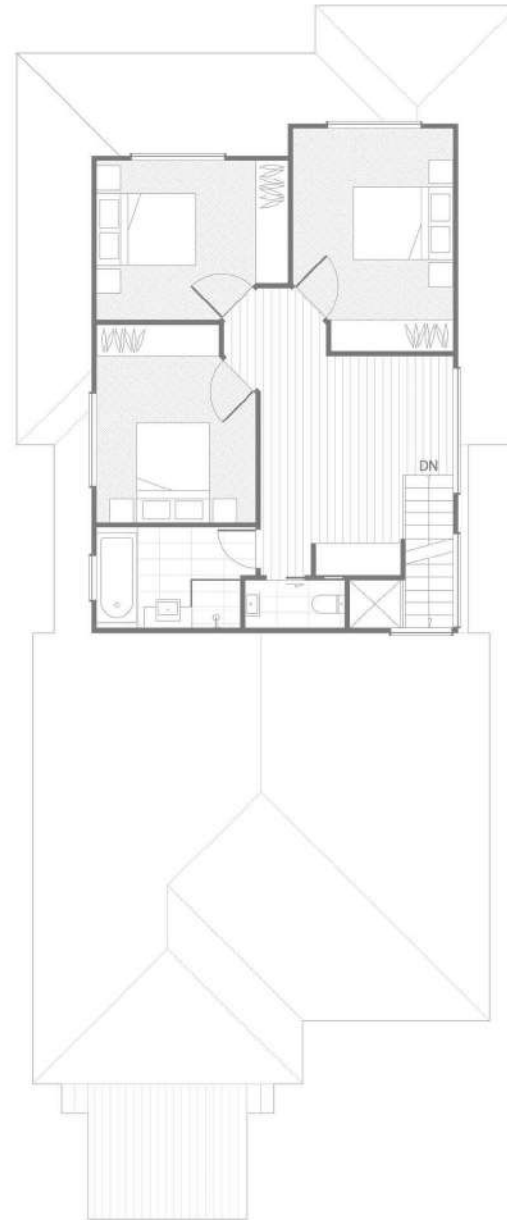
DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



UNIT 3		3 2 2 2	
18-20 HUMBER ROAD CROYDON NORTH 3136	DWELLING	122.0 m ²	PORCH 1.5 m ²
			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 m ²	P.O.S 114.5 m ²



DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



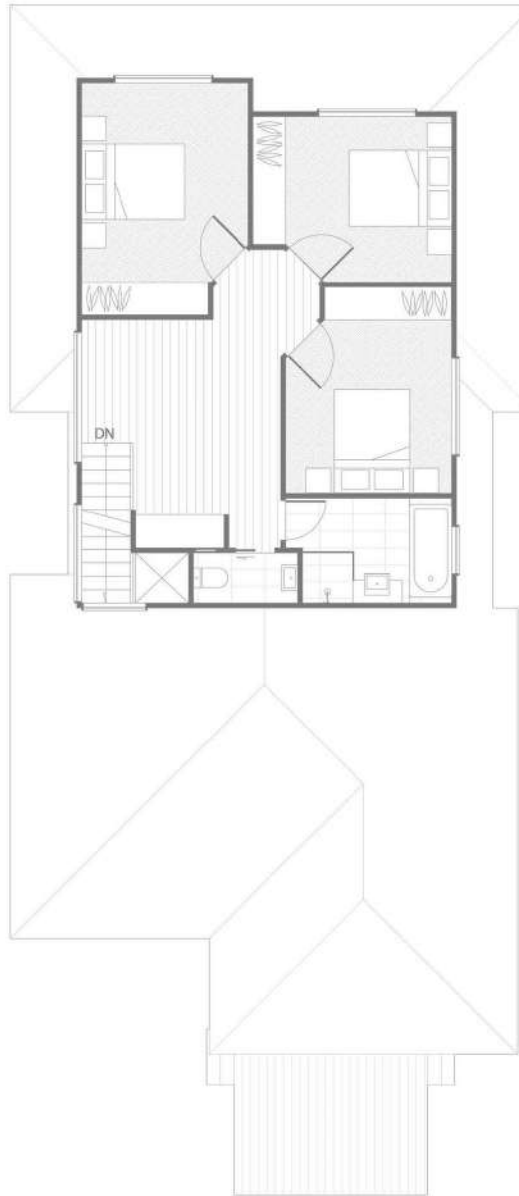
UNIT 4	4  2  3  2 			
18-20 HUMBER ROAD	GROUND FLOOR	108.0 m ²	PORCH	3.5 m ²
CROYDON NORTH 3136	FIRST FLOOR	64.0 m ²	DECK	10.5 m ²
	GARAGE	36.0 m ²	S.P.O.S	76.0 m ²
	TOTAL FLOOR AREA	23.9 SQ / 222 m ²	P.O.S	126.0 m ²







0 1 2 3 4 5m



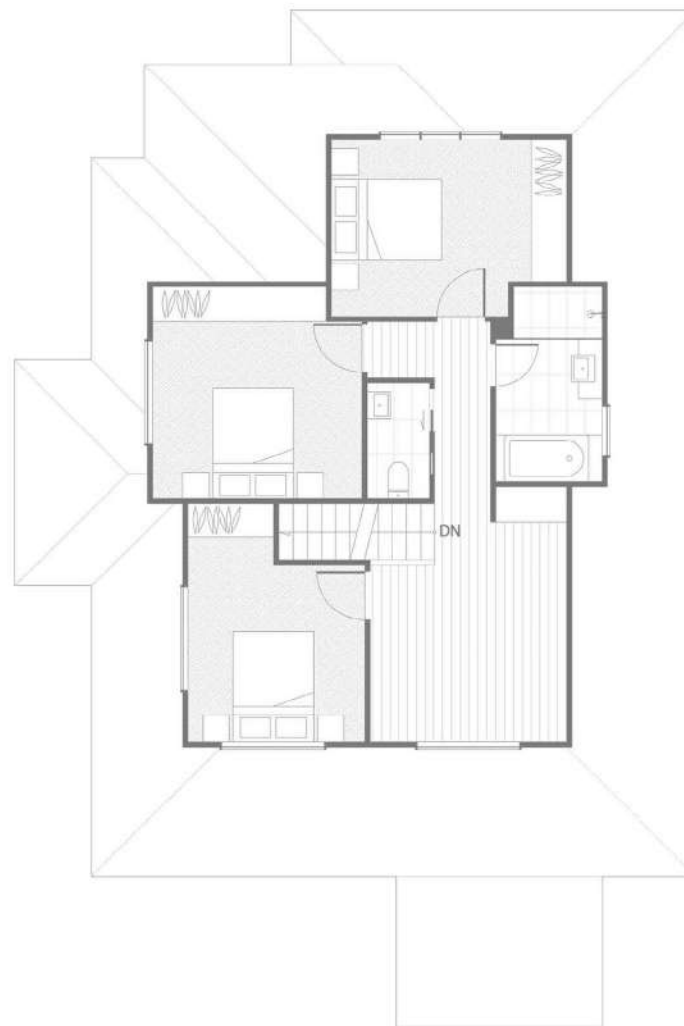
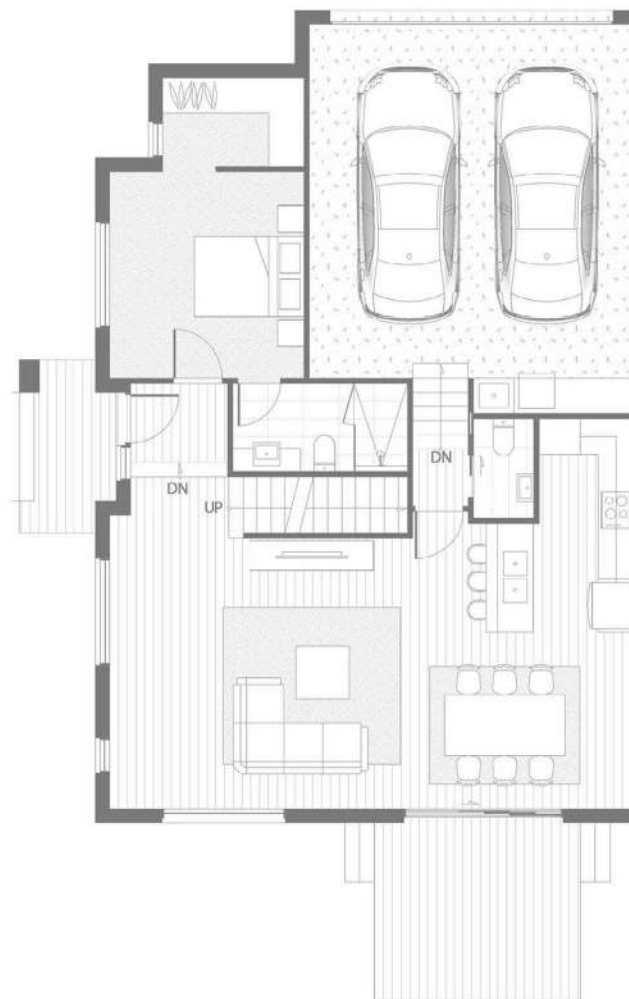
DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



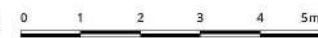
UNIT 5	4  2  3  2 			
18-20 HUMBER ROAD	GROUND FLOOR	102.5 m ²	PORCH	3.0 m ²
CROYDON NORTH 3136	FIRST FLOOR	64.0 m ²	DECK	10.5 m ²
	GARAGE	37.0 m ²	S.P.O.S	60.0 m ²
	TOTAL FLOOR AREA	224 SQ / 208 m ²	P.O.S	111.0 m ²



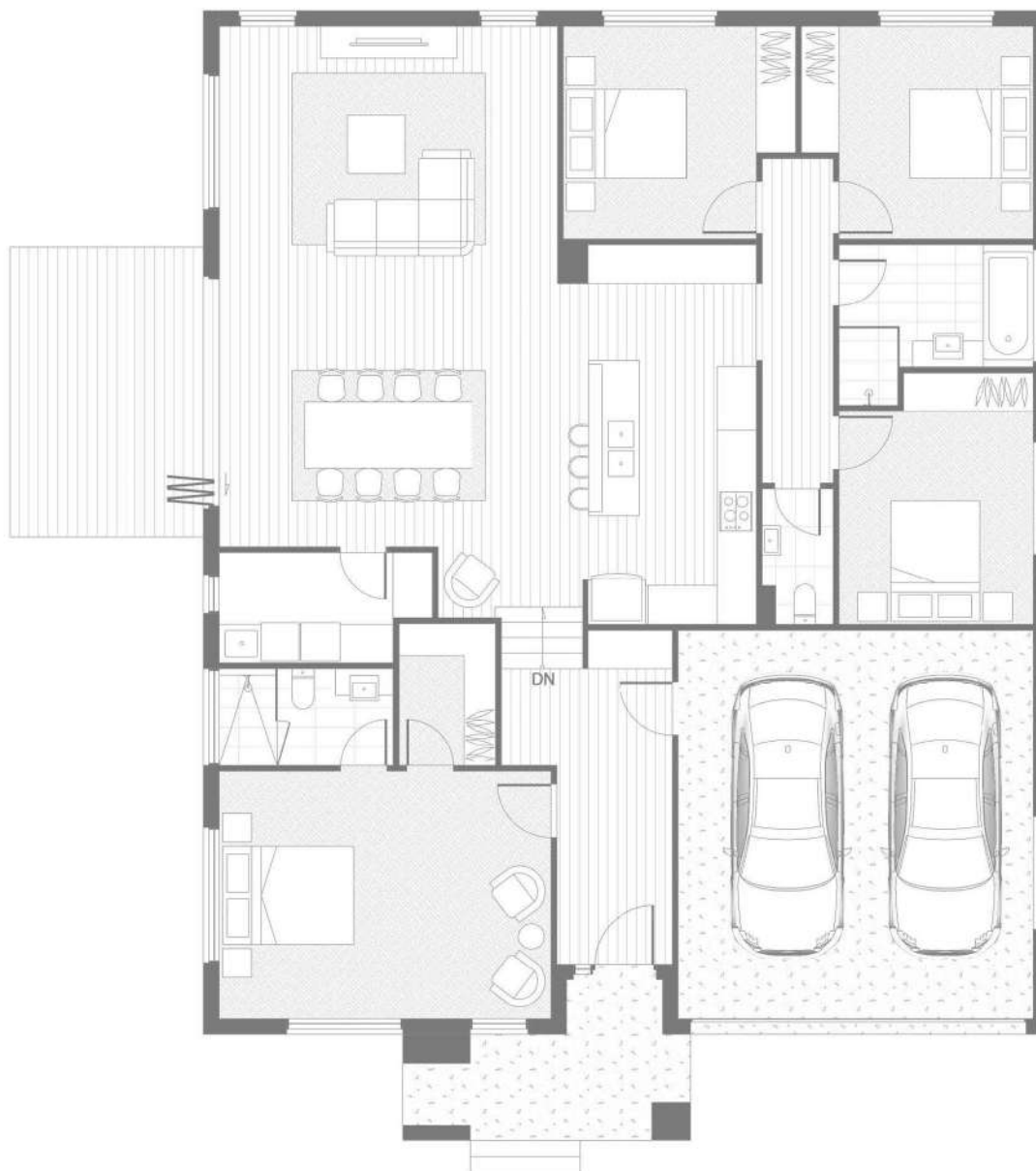
DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



UNIT 6	4  2  3  2 			
18-20 HUMBER ROAD	GROUND FLOOR	88.0 m ²	PORCH	4.5 m ²
CROYDON NORTH 3136	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 m ²	P.O.S	80.5 m ²



DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



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



DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.