



CROYDON
5 / 31-35 Croydon Avenue

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Sold by Sam Varrica 0430 506 002 & Chris Haliloglu 0425 661 212

This attractive house like double brick townhouse is extremely spacious split level design with only a few steps from the living area to the 2 large bedrooms, both with built in wardrobes. Huge attic space for potential retreat/storage with natural light filtering through 3 windows, (attic ladder access).

This property would be perfect for a couple wanting to downsize, or a family wanting their first home, this townhouse is much larger than an apartment and enjoys a private supersized North facing backyard/courtyard perfect for entertaining or everyday family enjoyment.


Total area encompasses approx. 200sqm, quietly positioned well back from the street in a small complex of 13 townhouses. The strata levies are very low in this well maintained property at only approx. \$538.00 p/qtr.


- Oversized Lock up garage with great storage, remote door and internal access.
- Open plan lounge/dining flowing out to the attractive sun-filled backyard.
- Huge attic storage with easy ladder access.
- Plenty of visitor parking on site for up to 9 cars + bonus huge common entertainment area of 347 sqm at the rear of the property, lots of space for your guests and family to enjoy a perfect spring/summer picnic.
- Updated oversized kitchen with plenty of cupboard space
- This group of townhouses is pet friendly and will consider applications to have a pet.
- Located within an easy walk to Croydon train station, schools and shops in the Croydon and Burwood, it is also close to Ashfield shops and the restaurants.

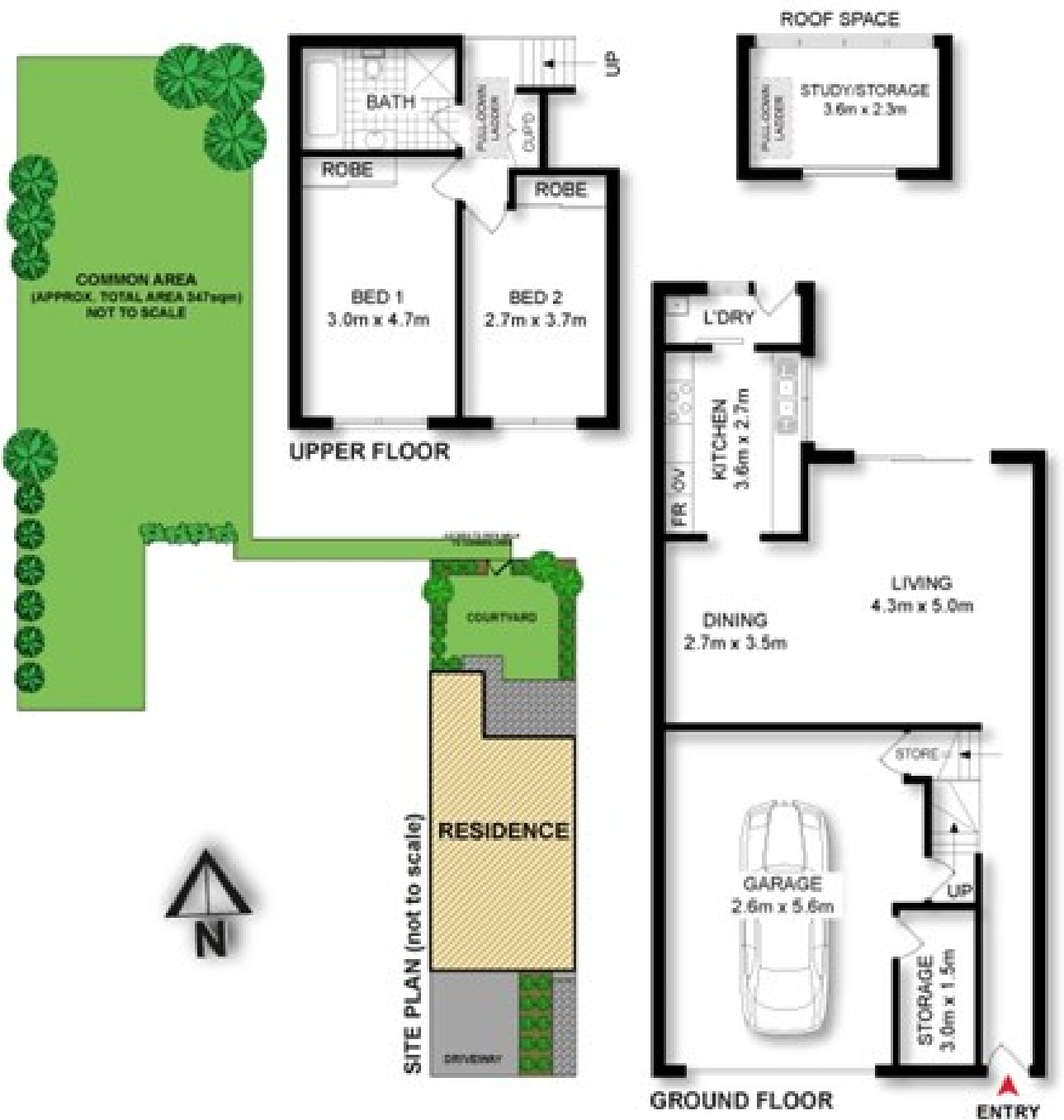
Property ID:	L656763
Property Type:	House
Garages:	1

AGENT

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5/31-33 CROYDON AVE, CROYDON

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TOWNHOUSE APPROX: TOTAL AREA = 200m²