

11 Carshalton Street, Croydon, NSW 2132

RICH&OLIVA

House For Sale

Friday, 3 May 2024

11 Carshalton Street, Croydon, NSW 2132

Bedrooms: 2

Bathrooms: 1

Area: 430 m2

Type: House



Marco Errichiello
0414433318

Guide \$1,850,000

Auction Location: On Site Nestled in an elevated location amidst serene tree-lined surroundings, surrounded by quality homes and walking distance to a choice of schools both public and private, parklands, transport options and conveniently close to Croydon station, The Strand with all its cafés and restaurants at your fingertips. This double-fronted, full-brick Californian bungalow proudly positioned close to the front of the block enlarging the rear yard. A great opportunity for a renovation, extension, add a studio, a workshop, a pool or Alternatively knock down and create your dream home from scratch. With no restriction from heritage or conservation and its clear and level building block with a floor space ratio of 0.7:1, and further maximising your building envelope the new home can be positioned closer front street alignment as similar to the neighbours. Whether you envision a thoughtful restoration or your forever home, this property offers the perfect canvas. Now featuring:

- Two spacious bedrooms
- Separate lounge and dining rooms
- Large but dated bathroom with second W/C
- Rear sunroom
- Large grassed rear yard
- Land size: 430sqm approx.

Inspect: Saturday 2:00-2:30pm Auction: 25th May, 2024 @ 1.30pm Contact: Marco Errichiello 0414 433 318 Billy McAlees 0421 181 677