

**11 Lea Street, Croydon, NSW 2132**

**RICH&OLIVA**

**House For Sale**

Tuesday, 13 February 2024

**11 Lea Street, Croydon, NSW 2132**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 588 m2**

**Type: House**



Brian McLaughlin  
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Marco Errichiello

## Auction

Auction Location: On Site Welcome to 'The Lea', a classic Federation home where lifestyle meets tranquillity in one of Croydon's premier streets. From the outside you'll be impressed by the attractive facade and grand wraparound veranda with tessellated tiles. The home showcases numerous period features including tuck-pointing, high ornate ceilings, leadlight windows with stained glass and picture rails. Upon entering the home you'll be greeted by one of the highlights of the home, interconnecting rooms to the front, providing an abundance of living space for the family, at the same time having a leafy outlook of the manicured front garden. Presenting a flexible floor plan with up to five-bedrooms, providing plenty of accommodation, two bathrooms with tessellated tiles, maintaining period symmetry, with potential to add a third by adding an ensuite to the master bedroom, a spacious kitchen with island bench, and a solid brick lock-up garage. While retaining many period features the property also has numerous modern additions including seamless indoor-outdoor flow, recently renovated bathrooms, solar panels, air-conditioning and security cameras. Upstairs you'll discover an expansive space great as a fifth-bedroom/retreat. The versatility of the space makes for a multitude of uses, you're only limited by your imagination. To the rear of the property, you'll find the dining area which flows onto the elevated deck where you can entertain guests, bask in the northern sunshine or just simply be one with the flora in the rear garden. The property is nestled close to the heart of Croydon in a pocket regarded as is the crème de la crème of the area, being peaceful and quiet yet still only 600m from The Strand shopping village and station. Surrounded by quality schools, including PLC, Croydon Public and Burwood Girls High, with easy access to Burwood and all it has to offer adds to its appeal. Part of the prestigious Malvern Hill estate which consists of just over 200 homes. When this part of Croydon was developed, it was constructed as a model suburb based on Haberfield. Signified by large blocks, wide tree-line streets, with well separated properties allowing for abundant natural light. This is in stark contrast to areas further east that were representative of smaller blocks, higher density and narrower streets. 'The Lea' isn't just a home; it's an investment in a lifestyle. Seize the opportunity to make this residence your own and experience the epitome of peaceful living in this exclusive part of Croydon, while still being close to amenities. A rare chance that has become available to secure this tightly held property, which has only changed hand once since being crafted and is on offer the first time in 48 years. Inspect: Saturday 11:00 - 11:30am or by appointment Auction: Saturday 9th March @ 3:30pm Contact: Brian McLaughlin 0411 424 702 Marco Errichiello 0414 433 318