

**2 Boronia Avenue, Croydon, NSW 2132**

**RICH&OLIVA**

**House For Sale**

Tuesday, 21 November 2023

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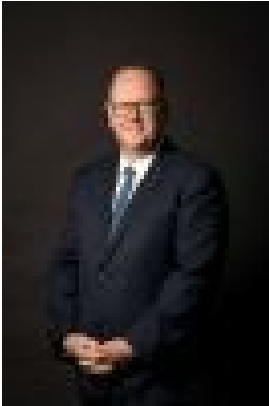
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Matthew Nolan  
0414554322



Suzanne Sulaiman  
0450309599

## Auction

Auction Location: On Site Nestled in a premiere cul de sac location is this spacious and welcoming two storey home showcasing both practicality and charm. With lead-light windows, timber floors and ducted air conditioning it is sure to impress. Beyond the manicured hedges, you will find generous formal living and dining areas which seamlessly flow to the north facing family room and tastefully renovated kitchen with large breakfast island and picturesque views of the rear garden and swimming pool. This home ticks all the boxes with 5 generously sized bedrooms over two levels, 3 with built-in wardrobes, and an updated bathroom. Additional highlights include side driveway access to a separate outdoor home-office, workshop and storage room. Situated on approximately 480sqm, this residence encapsulates a warm and inviting atmosphere with well-proportioned spaces throughout. Its sought-after location ensures convenient access to The Strand Village shops and cafes, some of the area's most exclusive schools and Croydon station. Inspect: Saturday 12:00 - 12:30pm Auction: Saturday 16th December, 2023 @ 12:30pm Contact: Matthew Nolan 0414 554 322 Suzanne Sulaiman 0450 309 599