

**22 Byron Street, Croydon, NSW 2132**



**Duplex/Semi-detached For Sale**

Wednesday, 1 May 2024

22 Byron Street, Croydon, NSW 2132

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 404 m2**

**Type:**

**Duplex/Semi-detached**



Alfio Musumeci  
0297983777



Nick Calvaruso  
0297983777

## Auction

Full Brick and tile semi-detached Californian Bungalow boasting plenty of character and charm with many original period features including polished timber floors, patterned ceilings and decorative joinery. Conveniently situated in a quiet, tree lined street with wide footpaths and handy to parks, schools, shops & transport. With a well above average land for a semi at approximately 404sqm with wide 8.98m frontage, there is ample scope for renovations, improvements, extension and to capitalise the property. Featuring a side drive to car space and carport with rear yard access, as well as a sizeable, sunny and leafy rear garden. Currently leased at \$650.00 per week with an expired tenancy agreement and contented tenants that are open to staying on. This presents an excellent opportunity for investors or those looking to occupy and renovate either before or after moving in. OUTGOINGS Water \$275.00 p/q Council \$461.00 p/q