

**22 Cromwell Street, Croydon, NSW 2132**



**House For Sale**

Wednesday, 31 January 2024

22 Cromwell Street, Croydon, NSW 2132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 701 m2**

**Type: House**



Marco Errichiello



Billy McAlees  
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## Auction

Positioned in an outstanding location surrounded by quality homes and showcasing an expansive parcel of land which spans approximately 701 m<sup>2</sup>. This property gently slopes towards the front, providing an ideal canvas for creating your dream home. The desirability is further enhanced by its proximity to schools such as Croydon Public School, Croydon Park Public School, St. Francis Xavier and PLC. This promising location offers a rare opportunity to craft a residence tailored to your preferences, capturing the essence of a dream home (STCA).Featuring: - Three bedrooms - Separate living and dining rooms - Large kitchen - Expansive rear yard - Wide side drive for multiple cars - Land size: 701.8 sqm approx. - Clear building block - Frontage 12.19m approx. Situated in a coveted blue-chip location, the property boasts endless potential. Its prime position allows convenient access to both Croydon and Ashfield stations. Inspect: Saturday 1:00-1:30pm Auction: 24th February, 2024 @ 3.30pm Contact: Marco Errichiello 0414 433 318Billy McAlees 0421 181 677