

**26 Fountain Avenue, Croydon Park, NSW 2133**

**RICH&OLIVA**

**House For Sale**

Monday, 10 June 2024

26 Fountain Avenue, Croydon Park, NSW 2133

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 446 m2**

**Type: House**



Marco Errichiello  
0414433318

## Guide \$1,580,000

Auction Location: On Site Nestled in a whisper-quiet cul-de-sac surrounded by quality homes, this charming timber home offers a unique opportunity to build your forever home. Located just a short walk from the Cooks River cycleway, acres of parkland, a choice of schools, and nearby shopping centres, this property combines tranquillity with convenience. Featuring:

- Three generous bedrooms
- Separate lounge and dining areas
- Modern kitchen and bathroom
- A wide side driveway leading to a lock-up garage
- Land size: 446.24sqm approx.

With a wide 14-metre frontage and no heritage or conservation restrictions, this comfortable home presents endless potential in a serene location, ensuring all life's conveniences are at your fingertips. Inspect: Saturdays 3:00 – 3:30pm Auction: Saturday 29th June @ 11:50am Contact: Marco Errichiello 0414 433 318 Billy McAlees 0421 181 677