

# 41 Balmoral Avenue, Croydon Park, NSW 2133

## Sold House

Wednesday, 13 March 2024

41 Balmoral Avenue, Croydon Park, NSW 2133

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matthew Everingham  
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**\$2,095,000**

Perfect Family Home Inspires Timeless Contemporary Living A character bungalow nestled on a manicured parcel of a peaceful wide street in an exclusive Inner West locale. This elegant address seamlessly blends modern contemporary living with timeless sought after ideal single level layout. Revealing a flawless single level design with four exceptional bedrooms and unbridled outdoor entertaining. Unlock this enviable parcel offering a premium opportunity exuding a luxury family lifestyle of modern comforts and convenience. ESSENTIALS & INCLUSIONS:- Endearing bungalow façade behind a quintessential porch entrance and white aluminium slatting on a gorgeous treelined street- Step inside a welcoming hallway from the lofty high ceilings and polished timber floors, to the bright and seamless living and dining - Modern vibrant kitchen with extensive white stone benchtops and grand island bar, natural gas cooking with charming mosaic splashback, quality stainless steel appliances, seamless cupboards, ample storage and preparation space- Escape to the entertainer's sun filled rear flaunting unbridled alfresco dining providing all year-round indoor-outdoor dining, transitioning out to manicured lawns edged with divine garden beds- Four tranquil bedrooms all well-appointed with excellent mirrored built in robes- Master suite opulently appointed with admirable walk-through robe with access to the main bathroom presenting the perfect days end with a divine corner spa bath - Coveted study/home office with inbuilt desk perfect for those that work from home- Sophisticated bathroom with quality amenities and separate powder room- Quality Inclusions: Internal laundry, split air conditioning, driveway parking, down lighting, ample storage space and more LIFESTYLE & EDUCATION:-Moments to local favourite shops, restaurants and cafes at both Burwood and Campsie- Local schools such as Burwood Girls High School, Croydon Park Public School, Trinity Grammar Preparatory School, Meriden School, Strathfield South High School, and Enfield Public School- Moments to the waters edge of Cooks River and array of local parklands including Flockhart Park, Henley Park and Balmoral Park- Close to several transport links with the bus stops at your doorstepDISCLAIMER: While Richard Matthews Real Estate have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Richard Matthews Real Estate urge prospective purchasers to make their own inquiries to verify the information contained herein