

**47 Hampton Street, Croydon Park, NSW 2133**



**Sold House**

Monday, 14 August 2023

47 Hampton Street, Croydon Park, NSW 2133

**Bedrooms: 2**

**Bathrooms: 2**

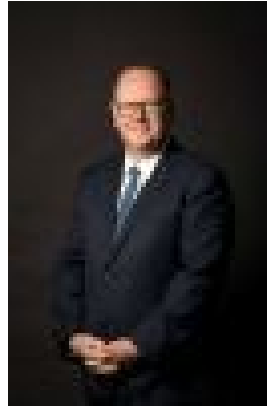
**Parkings: 1**

**Area: 524 m2**

**Type: House**



Marco Errichiello  
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**\$1,650,000**

Backing onto Broad Reserve and situated metres from the vast web of parklands alongside Cooks River, this two-bedroom plus studio, two-bathroom residence is a time capsule of 1970s Croydon Park living, casting a distinctive presence as it rests above street level. The home's elevated street-front terrace and adjoining loggia-style porch set the scene for an interior of equal eccentricities. Two separate living areas and a generous family dining area capture glorious northern sunshine, as the adjoining, centrally positioned kitchen radiates authentic vintage fashion with its timber cabinetry and zestful laminate benchtop. Likewise, the primary bathroom retains its eye-catching retro features and, with the support of a second bathroom/laundry, services two bedrooms, each with built-in robes. Outside, the rear garden is brimming with tropical plantings and hosts a free-standing studio with excellent potential as a third bedroom boasting ample space to relax. Additionally, a workshop enjoys the privacy offered within the lush surroundings, and the garage meets the street directly at the front of the block. With the ability to update over time and tackle individual renovation projects, and the potential to lease out the home while you gather your plans for a full refurbishment or brand-new construction on the site (subject to council approval), it's ideally situated with transport options at the top of the street, the city-bound bus along Brighton Ave within a short walk, and proximity to Croydon Park Public School, St Joseph's Catholic Primary School, and Flower Power Garden Centre and cafe. Note: No conservation or heritage overlay  
Inspect:  
As Advertised