

# 58 Holborow Street, Croydon Park, NSW 2133



## House For Sale

Tuesday, 6 February 2024

58 Holborow Street, Croydon Park, NSW 2133

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 500 m2

Type: House



Marco Errichiello



Brian McLaughlin  
0411424702

## Auction

Auction Location: On Site Nestled in a picturesque tree-lined street, promising a lifestyle of convenience and charm. Boasting a prime location, this residence is just a short stroll away from Croydon station, the vibrant Strand, and an array of schools, such as Presbyterian Ladies College (PLC), Croydon Public School, Croydon Park Public School and St Francis Xavier, placing everything you need right at your fingertips. Situated on a generous 494 m<sup>2</sup> block, this property presents a unique opportunity for those with grand aspirations of creating their dream home in a premium setting. The expansive land, currently comprising two lots, opens doors to the possibility of subdivision (STCA). This flexibility allows for the realization of your vision for a bespoke residence tailored to your preferences. Positioned amongst a collection of quality homes, No heritage or conservation restrictions. Allowing you to create a home aligning with your wants and needs. Currently leased, the property offers the added benefit of generating income while you plan and await the opportune moment to commence construction. Beyond its investment potential, this property embodies limitless possibilities. The sweeping frontage, coupled with its clear and level block, sets the stage for an architectural masterpiece. The forever location ensures that your investment will stand the test of time, making it an ideal canvas for crafting a home that transcends generations. Inspect: Saturday 3:00 – 3:30pm Auction: Saturday 2nd March @ 3:30pm Contact: Marco Errichiello 0414 433 318 Brian McLaughlin 0411 424 702