

# 69 Windsor Avenue, Croydon Park, NSW 2133

## House For Sale

Thursday, 16 May 2024

69 Windsor Avenue, Croydon Park, NSW 2133

**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 4**

**Area: 525 m2**

**Type: House**



Radhika Mehra

## CONTACT AGENT

TLS Real Estate Agents proudly present an excellent opportunity for you to acquire this remarkable and spacious full brick family home nestled in the sought after position of Croydon park. Perfectly secluded in a tranquil cul-de-sac, adjacent to acres of parkland and surrounded by quality homes, it displays elegance, charm and character at its best. With a lucrative rental opportunity of a 7.5% yield, this home sits on a 525 sqm block under the R3 Medium Density Planning Zone with potential building height of 8.5m. In addition to its prime location and immense potential to redevelop or invest, the current property is divided into two residences offering a unique dual occupancy opportunity with two street frontages, one on Windsor Avenue & one on Burwood Road. RESIDENCE ONE (69 Windsor Ave) - Rental Appraisal - \$850 per week - Three (3) great sized bedrooms - all with Built In Wardrobes- Spacious Main Bathroom with internal laundry - Modern Updated Kitchen with Gas cooking and plenty of Storage - A Breakfast bar off the kitchen window in the courtyard - Huge open Family and Dining area combined leading to the courtyard.- Low Maintenance front and back of the house - whilst you enjoy the greenery- Timber floors throughout and no carpets - 1 X split system Aircon

RESIDENCE TWO (230 Burwood Road) - Rental Appraisal \$900 per week- Four (4) great sized bedrooms - with Built In Wardrobes to three- Spacious Main Bathroom with spa- Separate internal laundry with access to the side- Updated timber Kitchen with Gas cooking and plenty of Storage - Large Family and Dining area combined leading to the courtyard.- Low Maintenance backyard with a shed- Timber floors throughout and no carpets - 1 X split system Aircon

LOCATION : - 1.5 Km to Wangee Park School - 1.6 Km to Campsie Train Station - 1.7 Km to Harcourt Public School - 2.0 Km to St Mel's Primary School - 2.2 Km to Campsie Public School - 2.8 Km to Burwood Train Station - 3.3 Km to Croydon Park Public School - 3.5 Km to Westfields Burwood - Minutes' walk to local parks, shops this is an opportunity you don't want to miss. Disclaimer : the above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. all distances, sizes and measurements are approximates only.