

**174 Croydon Road, Croydon, NSW, 2132**

**HARRIS TRIPP**

**House For Sale**

Wednesday, 14 August 2024

174 Croydon Road, Croydon, NSW, 2132

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**



Michael Poynting  
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## Well Positioned Freestanding Family Federation Home

The elegant exterior of this grand Federation home unveils a charming residence with an abundance of space complete with beautiful period adornments and quality finishes. Set on a sprawling 733.5 sqm with two fully contained studios at the rear, this four bedroom home with a flowing indoor/outdoor ambience presents an excellent opportunity for the growing family or investor seeking added earning potential. Set in a connected pocket of Croydon surrounded by parks, the home is moments to bus transport, popular schools and Croydon village.

- Elegantly enhanced Federation facade on a large 733.5 sqm level block
- High ornate ceilings, beautifully finished fireplaces and timber flooring
- Quality gas kitchen with stainless steel dishwasher and built-in pantry
- Four spacious bedrooms all complete with mirrored built-in wardrobes
- Full-width undercover entertaining terrace with sunny grassed backyard
- Two self contained studios at the rear with kitchenettes and bathrooms
- Bath with a deep tub, lots of storage, off-street parking and side access
- Within easy access to Croydon, Five Dock, Canada Bay and Burwood
- Ducted A/C, Alarm System, Surveillance System, Ring Camera Door Bell
- Underground cellar/storage

Auction: On-site Saturday 7th September 2024 at 3:00pm

Property size: 733.5sqm approx.

Council rates: \$671 per quarter, approx.

Water rates: \$193 per quarter, approx.