

# 5 Etonville Parade, Croydon, NSW, 2132

## House For Sale

Saturday, 12 October 2024

5 Etonville Parade, Croydon, NSW, 2132

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Harry Catanzariti

## Exceptional Position with Future Growth Prospects

Perfectly positioned within walking distance to all key amenities, this classic brick semi offers more than just timeless character-it promises low-maintenance living, modern convenience, and tremendous growth potential. Situated just 100m from the Ashfield Aquatic Centre, 500m from Croydon Train Station, and 850m from Ashfield Train Station, this home is also close to local shops, schools, and exciting developments like planned walking trails to Five Dock Bay Run. With DA approval for an additional living room and its inclusion in the sought-after Croydon Public and Burwood Girls' catchment areas, this property offers an outstanding opportunity to move straight in, rent out, or further capitalize on its potential.

Unbeatable location: 100m to aquatic centre, 500m to Croydon station, 850m to Ashfield station, 1km to Ashfield Mall.

Great Potential: Approved DA for a living room extension and planned residential parking schema. With a custom-designed sliding door that already separates the space, the home can easily accommodate dual-family living or in-law accommodation once the extension is complete.

Zoned for excellent schools: Located within the catchments for Croydon Public School and Burwood Girls High School, and just a 5-minute walk to the prestigious private school PLC.

Low-maintenance living: Bright, well-lit interiors with high ceilings, polished timber floors, and a north-facing aspect that fills the home with natural light.

Spacious layout: Featuring three bedrooms with built-ins, two bathrooms, and two internal laundries.

Outdoor appeal: A paved entertainment patio and grassed rear garden, with convenient side access.

Quiet, convenient street: Peaceful setting with easy access to essential amenities.