

**8/49-53 Croydon Avenue, Croydon, NSW 2132**

**CENTURY 21.** Masterpiece

**Townhouse For Sale**

Tuesday, 25 June 2024

8/49-53 Croydon Avenue, Croydon, NSW 2132

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Roy Yun Luo  
0294278999

**Auction: 27th July at 1:30 pm ( If Not Sold Prior)**

Discover this charming townhouse with its own street frontage in an exclusive group of 14, nestled in the tranquil and highly desirable area of Croydon, just 9 km west of Sydney CBD and conveniently located between the vibrant commercial centers of Ashfield and Burwood. Impeccably presented across two levels, this home is designed for effortless, low-maintenance living. It seamlessly blends comfort and convenience while elevating family living with a high level of style and quality. Key Features:

- Total size: 180 sqm
- Open-plan living/dining area, with floor-to-ceiling windows
- Modern designer kitchen, complete with a gas cooktop, dishwasher, premium stainless-steel appliances
- Two spacious upstairs bedrooms with built-in robes, master bedroom boasts an ensuite
- 2.5-Bathroom, fully-tiled, main bath with tub
- Private grassed rear courtyard perfect for entertaining and BBQ
- Timber floors in the living area and carpet upstairs
- Large size garage parking
- Internal laundry to simplify your laundry routine.

Additional Information: Strata: Approximately \$507 per quarter Council Fee: Approximately \$428 per quarter Water Fee: Approximately \$242 per quarter Don't miss out on the opportunity to make this exceptional property your own. Contact us today to arrange a viewing. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.