



31 Royce Avenue Croydon, NSW



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## SOLD - Spacious Charming Great Location

Newly renovated with a fabulous location and in one of Croydon's most sought after pockets is this lovely 3 bedroom, 1.5 bathroom 1920's semi-detached cottage ready for the next generation.

Wangal Park is across the road with all the latest facilities such as picnic shelters with BBQ's, half basketball courts, skate ramps, bike and running tracks plus exercise equipment which presents added value.

A stand out in the home is the brand new polyurethane kitchen with quality fittings including a gourmet 5 burner gas cooker, range hood and dishwasher.

Also stylishly renovated are the brand new bathroom, the powder room and laundry.

Spacious open plan dining and living flows easily through glass cedar doors to a sunny, private and paved low maintenance rear garden.

Original period features throughout include polished timber floors, high patterned ceilings, picture rails and skirting boards. There is the bonus of a large lined attic room with a window, perfect for storage. Other inclusions are off street parking, a sunny study area, reverse cycle air conditioning, Foxtel, alarm, new blinds and a...

- Character 3 bedroom, 1.5 bathroom Semi-detached cottage
- Fabulous original features throughout, close to all amenities
- Brand new kitchen, dishwasher plus a 5 burner gas cooktop
- Stylish brand new bathroom, powder room, laundry, storage
- Light filled open plan living and dining plus sunny study room
- Sunny + private rear yard, large attic with window + storage
- Reverse Cycle air con, new blinds, Foxtel, garden shed, alarm
- Opposite Wangal Park with its wonderful and latest facilities

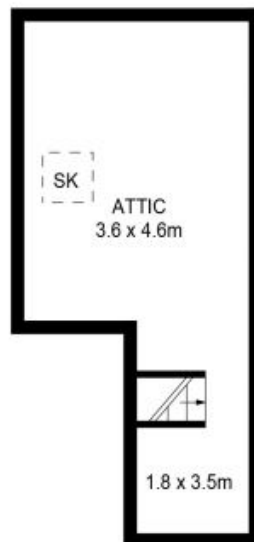
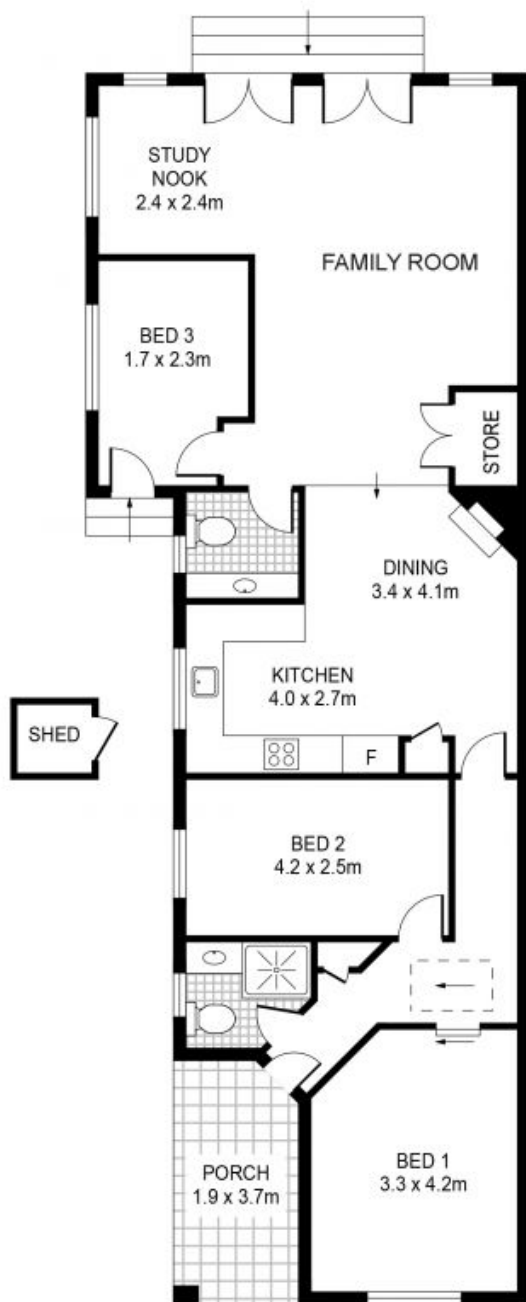
**Price:** SOLD | Time Realty  
**Council Rates:** \$387.00 p/q  
**Water Rates:** \$192.00 p/q

**Jim Piper**

0417 018 161

**Adam Scappatura**

0413 355 481



SITE PLAN



31 Royce Ave  
CROYDON

EST. 1979  
**time**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.