



2C & 2D Crossley Avenue, Croydon Park

CONTEMPORARY LIVING IN THE HEART OF CROYDON PARK

Now is the perfect time to seize the opportunity and make your dream of owning a brand-new home a reality. Take advantage of the First Home Owner Grant & Stamp Duty Relief available to eligible first home buyers and maximise the benefits of this unmissable opportunity!

Welcome to 2C & 2D Crossley Avenue, Croydon Park, a stunning selection of brand-new homes thoughtfully designed to offer contemporary style, premium finishes, functionality and low-maintenance modern living.

Offering spacious three bedroom layouts and open plan living, each residence has been designed with comfort and functionality in mind, making them ideal for first home buyers, young professionals, downsizers, families and investors alike.

Quality finishes and contemporary styling feature throughout, bringing together modern kitchens, designer bathrooms and well appointed bedrooms to create a home ready for effortless everyday living.

Features not to miss:

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

3 2 1

FOR SALE
\$949,000 - \$979,000

VIEW
By Appointment

AGENTS
Gerard Pacillo
0431 596 145
gerard@ljhfp.com.au

Phuong Nguyen
0413 803 885
phuongn@ljhfp.com.au

AGENCY
LJ Hooker Flinders Park
(08) 8352 1155



- 3 spacious bedrooms with built-in wardrobes
- Master bedroom complete with walk-in wardrobe and private ensuite
- Open-plan kitchen, living and dining area
- Gourmet kitchen finished with Laminex Polar White cabinetry, Zenith Stone Ambassador Mero benchtops and matte black hardware
- Euro stainless steel appliances including 600mm oven, 60cm natural gas cooktop, undermount rangehood and 14-place dishwasher
- Franke Sirius black double-bowl kitchen sink complemented by a Phoenix Pina matte black gooseneck mixer
- Designer central bathroom featuring a 1500mm Decina freestanding bath, above-counter basin and matte black Phoenix tapware
- Contemporary 600x600 light grey bathroom tiling with feature white subway tiles
- Godfrey Hirst Legacy Amber Oak flooring flowing throughout the main living areas
- Plush carpet to bedrooms
- Golden Oak bathroom cabinetry with Zenith Stone Ambassador Mero benchtops and matte black hardware
- Secure automatic single garage with internal and rear access
- Rinnai 7.0kW inverter air-conditioning
- Rinnai 26-litre wall-mounted hot water system
- Rainwater tank
- Brand-new construction with contemporary architectural finishes

With convenience and lifestyle at your doorstep, Croydon Park places you within easy reach of everything Adelaide's western suburbs have to offer. Local schooling options include St Margaret Mary's School and Kilkenny Primary School, while popular cafés including Dolceria by Luca and Queen Street Café provide plenty of options for your morning coffee or weekend catch-up.

Croydon Playground Reserve and Polonia Reserve Playground are also nearby, offering convenient outdoor spaces for families, while the Adelaide CBD is approximately a 13-minute drive from home and Henley Beach approximately 17 minutes away.

Whether you're stepping into the market for the first time, looking for a stylish low-maintenance home, downsizing, or seeking a smart investment, this is an exciting opportunity to secure a brand-new residence in the increasingly sought-after suburb of Croydon Park. Take advantage of the grants, the location and the lifestyle - this is an opportunity not to be missed!

Expected completion and issue of titles is currently 15th October.

For more information contact:
Gerard Pacillo 0431 596 145
Phuong Nguyen 0400 000 000

To register your interest or to make an offer, click the link below:
<https://prop.ps//GuKpFj8buqT5>

Disclaimer:

Properties are currently under construction and will be completed in accordance with the build contract between the vendor and builder and the provided selections. Images are for illustrative purposes only,

with colours and finishes potentially varying slightly due to graphics. Window treatments shown are not included. Plants are included to the front of the premises only and not to the rear.

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

MORE DETAILS

Property ID	K2BH67
Property Type	House
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Floorboards
	Built-in-Robes

Gerard Pacillo 0431 596 145

Property Consultant | gerard@ljhfp.com.au

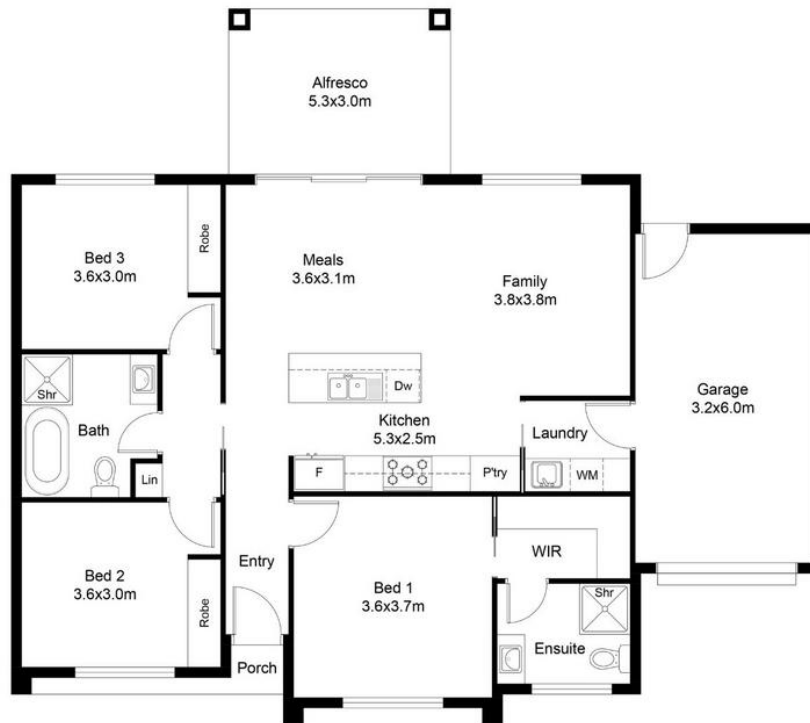
Phuong Nguyen 0413 803 885

Property Consultant | phuongn@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155

Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au





FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

Dwelling 2

Living:	107.68 m ²
Garage:	21.50 m ²
Alfresco:	12.03 m ²
Porch:	1.72 m ²
Total:	142.93 m ²