






54 Days Road, Croydon Park

## Prime Location Solid Brick Gem with 20m Frontage

Auction Location: On Site (USP)

Prime location solid brick gem, set on an allotment of some 707sqm approx. with a whopping 20m frontage, this 1955 built solid brick gem is the definition of ripe for the picking. A dual opportunity offering the choice of renovating the solid brick bones already in place, or start fresh and build the ultimate family sanctuary tailored to your lifestyle or future development possibilities (STCC). From the moment you step inside the home's original quality and spacious proportions are clear, featuring solid construction and a functional floor plan designed for effortless family living.

- Traditional eat in kitchen, ideal for those who appreciate retro styling .
- Central bathroom with a separate shower and bath, laundry with direct access to the rear veranda and expansive backyard.
- Formal lounge perfect for family gatherings.
- Three double sized bedrooms, all featuring built-in robes.
- Secure garage provides reliable undercover parking.

3  1  3 

### AUCTION

Sat 9th May @ 12:30PM

### VIEW

Sat 25th Apr @ 11:00AM - 11:30AM

### AGENTS

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

### AGENCY

LJ Hooker Flinders Park  
(08) 8352 1155

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.

 **LJ Hooker**

Perfectly positioned in the heart of Croydon Park, this residence is close to local schools and colleges including St Margaret Mary's School and TAFE Regency Campus. Your everyday needs are catered to by an incredible array of nearby shopping hubs. Enjoy the proximity to the vibrant Armada Arndale for retail and cinema, or take a quick drive to the Churchill Centre and Costco for ultimate convenience. With public transport options just a short stroll away, commuting is seamless and efficient with a bus stop out the front. Whether you're grabbing a coffee at a nearby cafe, dining at local eateries, or enjoying the green expanses of Hudson Avenue Reserve, this location delivers a sense of community and ease at every turn.

For more Information please contact  
Phuong Nguyen on 0413 803 885

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

The Vendor's Statement (Form 1), the Auction Contract, and the Conditions of Sale will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences

**Disclaimer:**

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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

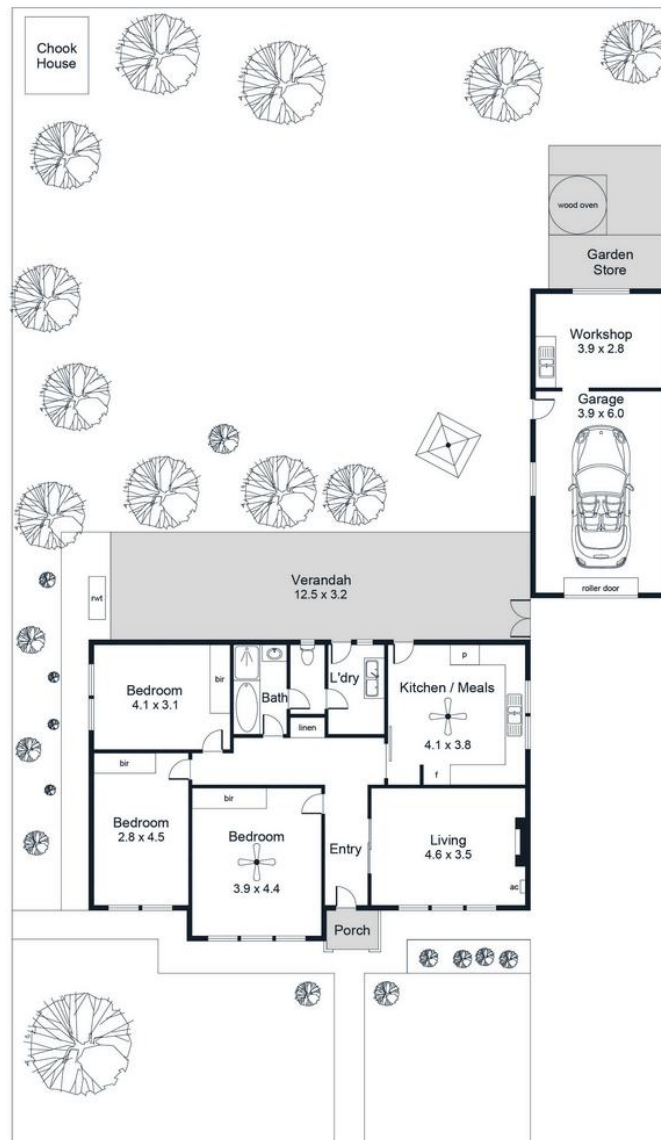
**MORE DETAILS**

Property ID	JUFH67
Property Type	House
Land Area	707 m2

**Phuong Nguyen 0413 803 885**  
Property Consultant | [phuongn@ljhfp.com.au](mailto: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](http://flinderspark.ljhooker.com.au) | [flinderspark@ljhfp.com.au](mailto:flinderspark@ljhfp.com.au)





Area (Estimate only)	
Living	108.1 m <sup>2</sup>
Garage / Workshop	34.7 m <sup>2</sup>
Verandah	34.1 m <sup>2</sup>
Porch	2.0 m <sup>2</sup>
<b>Total</b>	<b>178.9 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate