







3/6 Crossley Avenue, Croydon Park

A Great Start or Investment

Set in a sought after pocket of Croydon Park, this inviting solid brick unit delivers an effortless balance of modern comfort and everyday convenience. Tailored for first home buyers, downsizers, and or investors. The light filled layout is built around easy low maintenance living. This delightful 2 bedroom unit presents the perfect blend of comfort, convenience, and location.

Additional features we love about this property:

- Split System A/C in Kitchen
- Gas Hot Water System
- Gas Oven and Stove
- Floating flooring throughout
- Ceiling Fans in Bedrooms
- Neat Shared Garden

Perfectly positioned in the heart of Croydon Park, 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

2 1 0

FOR SALE
Contact Agent

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

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.

expanses of Hudson Avenue Reserve, this location delivers a sense of community and ease at every turn.
For more information call:
Phuong Nguyen 0413 803 885

To register your interest or to make an offer, click the link below:
https://go.propps.com/l/R9P4HDmxWcO1

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	K6BH67
Property Type	Unit







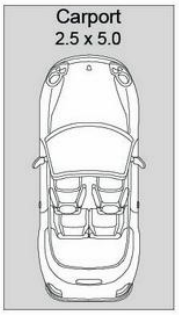




Phuong Nguyen 0413 803 885
Property Consultant | phuongn@ljhfp.com.au

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

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Area (Estimate only)	
Living	56.0 m2
Carport	12.5 m2
Total	**68.5 m2**

For illustrative purposes only.
All measurements are approximate

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