18 Croydon Avenue, West Croydon

Modern Comfort with Space, Style & Convenience

This beautifully presented and updated home offers the perfect balance of comfort, functionality, and low-maintenance living. Ideal for first home buyers, investors, or downsizers, it delivers quality without compromise in a convenient and well-connected location.

At the front of the home, a light-filled living and meals area creates a warm and inviting space to relax or entertain. Flowing seamlessly through to the heart of the home, the modern kitchen is well-equipped with quality appliances, generous bench space, ample storage, and a breakfast bar for easy everyday living.

Privately positioned down the hall, three well-proportioned bedrooms each include built-in wardrobes, with two also featuring ceiling fans for added comfort. The centrally located bathroom is spacious and practical, complete with a bathtub, ample storage, and a separate WC. A generous laundry offers flexibility, with scope to further enhance storage or functionality over time.

Step outside to a covered entertaining area overlooking a neat and secure backyard, perfect for hosting guests or enjoying quiet afternoons. The fully fenced yard provides a safe space for children

3 1 2

FOR SALE
$920,000

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
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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

and pets, while secure garage parking and additional driveway space ensure convenience.

Positioned near the enviable Queen St Cafe Precinct, this home offers excellent access to public transport and is just a short drive to the CBD. Armada Arndale is close by for all your shopping and entertainment needs, while Eileen Harris Reserve Playground is just moments away, ideal for families. The property is also within reach of quality local schooling, including Kilkenny Primary School and Woodville High School.

Key Features:

- Light-filled living and meals area with split system air conditioning
- Modern kitchen with quality appliances, ample storage, and breakfast bar
- Three bedrooms, all with built-in wardrobes; two with ceiling fans
- Spacious bathroom with bathtub, storage, and separate WC
- Generous laundry with potential for added storage
- Undercover outdoor entertaining area
- Fully fenced, low-maintenance yard ideal for kids and pets
- Secure garage plus additional off-street parking

Specifications

Title: Torrens Title
Year built: 2000
Land size: 301sqm (approx)
Council: City of Charles Sturt
Council rates: $1,393.40pa (approx)
ESL: $144.35pa (approx)
SA Water & Sewer supply: $185.55pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

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MORE DETAILS

Property ID	YD4HDM
Property Type	House
Land Area	301 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

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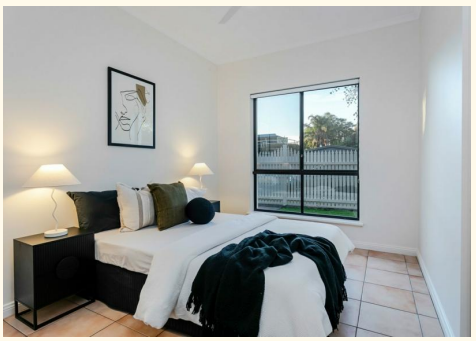

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