



**Croydon, NSW**  
 22 Bay Street

**3** BED **1** BATH **1** CAR

**\$2,450,000 Prime location Quiet Street**

Nestled in one of Croydon's most prestigious locations, this stunning home offers a rare opportunity to own a piece of timeless elegance. Boasting a north-facing aspect, wide side driveway, and garage, offering ample parking for the largest of families.

As you step inside, you'll be greeted by the warmth of original character and charm, complemented by high ornate ceilings and solid brick construction. Multiple living areas provide ample space for relaxation and entertainment, while a sunroom offers the perfect spot to bask in natural light.

The large private backyard, surrounded by low-maintenance gardens, beckons you to unwind in tranquility or host gatherings with loved ones. Picture-perfect and exuding curb appeal, the attractive front facade sets the tone for a life of refined living.

Located on a quiet street yet close to everything, enjoy the best of both worlds with a family village atmosphere. Walk to Burwood train station, shops, and restaurants, while being surrounded by parklands including Centenary Park, Wangal Park, and Blair Park.

**\$2450000**

**Contact:** Andrew Merton  
 0433118560  
 Christina Wang  
 0401099088

**Type:** House  
**Land:** 436Square Metres

<https://www.andrewmerton.com.au>



## 22 Bay Street, Croydon

### SITE PLAN



#### DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

### FLOOR PLAN



Plans shown are only indicative of layout. Dimensions are approximate.

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