



## 194 Croydon Road, CROYDON, NSW 2132

### Expansive Family Living on 619sqm with Duplex Potential (STCA)

Ideally positioned on the high side of a sought-after street, 194 Croydon Road offers a rare combination of immediate comfort and significant future upside. This freestanding, double-fronted residence occupies an impressive 619sqm block with an exceptionally wide 12.19m frontage. These proportions not only provide a generous environment for family living but also represent a prime opportunity for a high-end duplex development (STCA) in a high-growth Inner West pocket.

Inside, the residence is defined by its substantial scale, offering four large bedrooms and separate air-conditioned living and dining areas. The home has been lovingly maintained, ensuring it is ready to move into or lease immediately while you explore its vast potential. The crowning jewel is the expansive backyard, a private, sun-drenched green space that is increasingly difficult to find in such a central location.

The property's lifestyle appeal is unmatched, offering a central gateway to the very best of the Inner West. Take a short stroll down to Croydon Station for an easy commute, or enjoy the friendly atmosphere of Five Dock's village shopping centre, elite local schools, and lush parklands. With frequent city-bound buses at your doorstep and rapid access to the retail hubs of Burwood and Ashfield, you are perfectly connected. With the new Five Dock Metro soon to offer world-class connectivity to the CBD and beyond, this location is perfectly positioned to bolster the property's long-term capital growth and

**TYPE:** Auction

**INTERNET ID:** 300P192597

#### **AUCTION DETAILS**

1:00pm, Saturday March 14th, 2026

#### **CONTACT DETAILS**

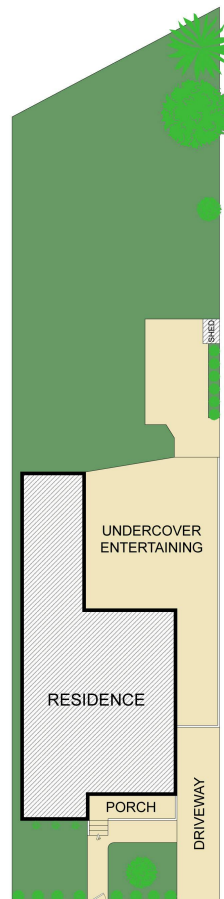
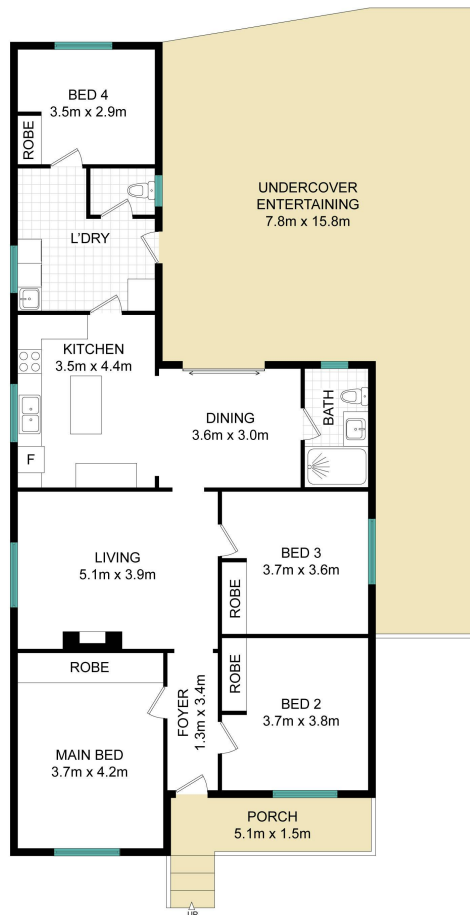
**Simon Hadzic**  
0418 297 287

lifestyle attraction.

- Substantial 619sqm high-side block with a wide 12.19m frontage and R2 zoning
  - Exceptional dimensions for a high-end dual occupancy redevelopment (STCA).
  - Four oversized bedrooms and separate air-conditioned living and dining zones.
  - Large, private rear garden with a side driveway and secure carport.
  - Moments from Croydon Station, Five Dock Village, and the upcoming Five Dock Metro.
  - Easy access to Burwood, Ashfield, prestigious schools, and beautiful local parks.
- Bedrooms: 4
  - Bathrooms: 1
  - Car Parks: 2







## 194 CROYDON ROAD, CROYDON

All information presented is gathered from sources we believe are reliable. We have no reason to doubt its accuracy, however, cannot guarantee it. The plans shown here are for presentation purposes & are not part of any legal document or title and & are subject to errors, omissions & inaccuracies and should not be used as sole reference. All measurements & figures are approximate. Interested parties should make & rely on their own enquiries.