



197 Canley Vale Road, Canley Heights

Shops next door : R3 Medium Density Zone

In the Heart of CBD Canley Heights! Conveniently located in the hustle & bustle of Canley Heights With an array of shops and restaurants at your doorstep. A fantastic opportunity to acquire an exceptionally a rare piece of real estate with development potential, This residence would continue to serve as an ideal home for families that can appreciate a convenient lifestyle being centrally located in Canley Heights it provides immediate access and only footsteps away from all essential amenities including primary and secondary schools, public transport and a wide selection of speciality stores, restaurants, and cafes, as well as the vibrant Canley Heights retail precinct on offer.

Key Features:

- Land size of approximately 869 sqm
- Dimensions appro: 16.87m x 51.82m
- Zone R3 Medium Density Residential
- Potential townhouse development (S.T.C.A.)
- Potential Multiple Duplex development (S.T.C.A.)
- Potential Medical / Office home business, (S.C.T.A.)
- Perfect rectangular and level block

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FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Henry Thai
0433 499 722
henry@ljhcabramatta.com.au

AGENCY
LJ Hooker Cabramatta
(02) 9726 5566

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**

Property Features:

- Well-appointed single level family residence
- Five proportioned bedrooms
- Bright and spacious interiors.
- bathroom with separate toilet.
- Tiled flooring throughout
- Large Sun room or entertainment room
- Gigantic backyard for many car spaces or trucks
- Currently Rented to good long term tenants at \$750/week

- ****All offers must be in writing*****

Please be aware that all inquiries require a contact number and email address. Inquiries that do not have this information will not receive a response. All information contained therein gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own inquiries. Virtual/styling furniture may have been used.

MORE DETAILS

Property ID	1EMYP8S
Property Type	House
Land Area	869 m2
Including	Toilets (2)

Henry Thai 0433 499 722

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