



10 Shortlands Street, Canley Vale

FAMILY'S INSTRUCTIONS ARE SELL!

What an opportunity to acquire an absolutely beautiful, spacious single storey family home being offered for the 1st time.

Very well built and designed to cater for all occasions. Perfectly located walking distance to public and high schools, Canley Vale and Carramar railway stations, Lansvale United Sports and only minutes to Cabramatta CBD.

- Fully fenced, level, safe with low maintenance, manicured lawns and gardens.
- Concreted all the way around the home including the extra wide driveway allowing additional on site parking for oversized or additional vehicles.
- Internally majorly impressive, boasting magnificent solid timber flooring to the formal lounge, dining and separate oversized family room, along with the 4 double sized bedrooms.
- Fantastic high 9ft ceilings and ornate cornices throughout.
- Large windows, terrific natural lighting, air conditioning and quality inclusions.
- Solid timber kitchen that overlooks the huge, high clearance pergola, that enjoys the early morning sun.

4 2 1

AUCTION

Sat 17th Oct @ 1:00PM

VIEW

Sat 26th Sep @ 12:30PM - 1:00PM

AGENTS

Graham Ball
0412 778 855
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Dane Ball
0450 028 635
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AGENCY

LJ Hooker Edensor Park | Green Valley
(02) 9823 8888

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.



- Built in wardrobes to 3 of 4 generous bedrooms.
- Ensuite and main bathroom with separate toilet are both sparkling and present perfect.
- Also the lock up garage also offers additional storage area.

WILL BE SOLD ON THE DAY OF AUCTION TO THE BEST BID ABOVE THE RESERVE.

OFFERS ABOVE THE RESERVE WILL ALSO BE CONSIDERED PRIOR TO AUCTION.

See you at the open.

MORE DETAILS

Property ID	D30HUC
Property Type	House
Including	Ensuite
	Toilets (2)

Graham Ball 0412 778 855

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Dane Ball 0450 028 635

Sales Associate | dane.ball@ljhooker.com.au

LJ Hooker Edensor Park | Green Valley (02) 9823 8888

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**10 Shortlands St
Canley Vale 2166**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

 **LJ Hooker**