



92 Canal Road, Greystanes

## CDC Approved Duplex Site

Positioned in one of Sydney's largest growing areas, Greystanes, this well-maintained family home presents a rare opportunity for homeowners, investors, and developers alike. Occupying a generous 556sqm parcel (approx.), the property comes with the added advantage of CDC approval, offering exciting potential for those looking to build, renovate or maximise the site's future value.

Comfortable as is, the existing residence features three bedrooms, spacious living areas, and a functional floorplan, making it ideal to live in or lease out while planning your next move.

Whether you're looking to move straight in, invest, renovate, or take advantage of the existing CDC approval, this property offers flexibility and outstanding potential in a highly desirable location.

### Property Features:

- Existing house consist of three well-proportioned bedrooms
- Generous 556sqm parcel of land with a 15.2m frontage (approx.)
- Proximity to local schools, parks and recreational facilities
- Moments from shopping centres and everyday amenities
- Easy access to public transport and major road networks
- Situated within a family-friendly and established neighbourhood

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### AUCTION

Sat 27th Jun @ 11:00AM

### VIEW

Sat 27th Jun @ 10:30AM - 11:00AM

### AGENTS

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### AGENCY

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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.



### Approval Features:

- Each duplex designed with 5 generous bedrooms
- Dual master-bedroom design with one master suite downstairs and one upstairs
- Both master bedrooms include their own private ensuite
- 3.5 bathrooms in total per duplex
- Downstairs layout includes ensuite bathroom plus separate powder room/toilet
- Upstairs includes two full bathrooms, including the master ensuite
- Single lock-up garage with additional off-street parking
- Functional floorplan ideal for large or multi-generational families
- Contemporary design focused on space, flexibility, and practicality

**DISCLAIMER:** In accordance with the vendor's instructions, only enquiries that include the enquirer's full name, contact telephone number and valid email address will be responded to. The agent and vendor reserve the right not to respond to incomplete or anonymous enquiries.

**DISCLAIMER:** While LJ Hooker Bankstown | LJ Hooker Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown | LJ Hooker Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

### MORE DETAILS

Property ID	11NBF8E
Property Type	House
Land Area	557 m2
Including	Air Conditioning Secure Parking

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