



Unrivalled Location with Development Potential!



168 Canley Vale Road, Canley Heights

Auctioned for \$1,270,000 (May 11, 2024)

Showcasing an unrivalled location with a convenient lifestyle to match, this exceptional single level residence provides boundless development and immense investment potential! Boasting an original but well maintained layout for owner occupiers or those seeking a retirement plan, this fantastic position delivers direct access and within seconds to Canley Heights CBD, including but not limited to an endless selection of restaurants and cafes, specialty stores and an abundance of fresh seasonal produce all year round! Set in an ultra-convenient location and featuring a rectangular corner block position with dual lots on approximately 443sqm, it provides investors and developers with an opportunity to add value by way of a granny flat or duplex development (S.T.C.A.).

With a strong emphasis on development and an ideal buy now and build later possibility, this once in a lifetime parcel of land would also be suitable for an architecturally designed family home that offers an ideal northern aspect or a potential land banking opportunity with the potential to acquiring adjoining properties to utilise the existing R3 Zone for medium density development. An impressive and rare property with so much on offer, secure your position in one of South Western Sydney's most popular and sought after suburbs!

Property Features:

- Single level Residence offering three (3) bedrooms.

Property ID:	L27488519
Property Type:	House
Garages:	1
Land Area:	443.0 sqm

Peter Ly

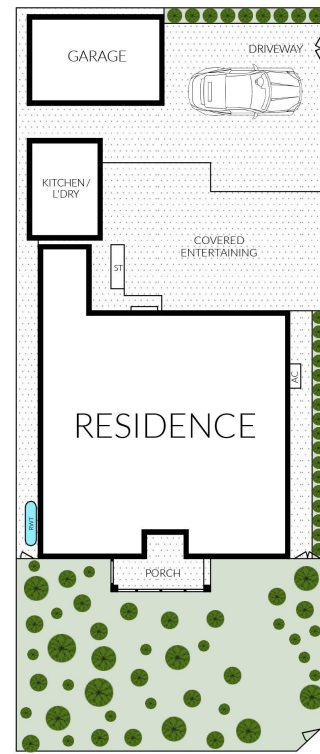
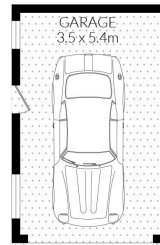
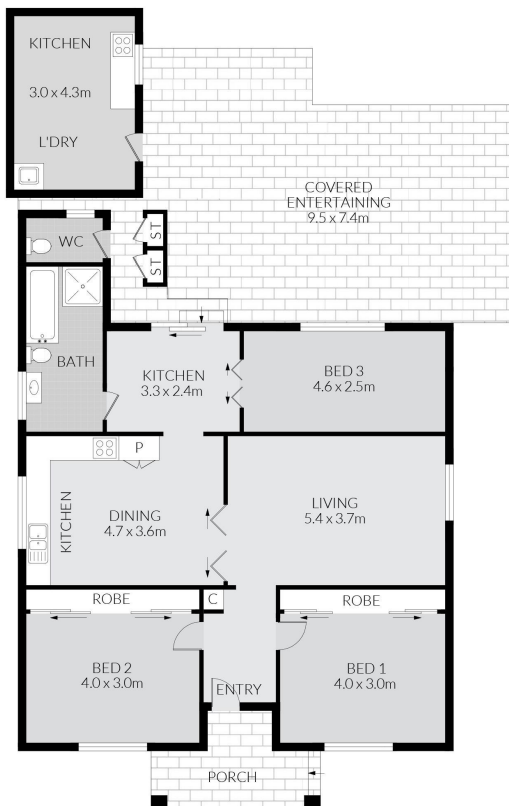
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- Original kitchen and bathroom.
- Separate living and dining areas.
- Single lock up garage.

Site Features:

- Land size of approximately 443sqm
- Rectangular block offering Dual Lots
- Corner block position.
- Zone R3: Medium Density Residential
- Potential duplex development (S.T.C.A.)
- Potential granny flat development (S.T.C.A.)



SITE PLAN
(NOT TO SCALE)



168 CANLEY VALE ROAD, CANLEY HEIGHTS

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