

Exceptional Offering with Dual
Occupancy Potential (S.T.C.A.)



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336 Canley Vale Road, Canley Heights

Auction Onsite

A wonderful example of the finest craftsmanship, this much loved and privately built full brick/brick veneer family residence of grand proportions enjoys a seamless integration between indoor and outdoor living, with attention to detail and privacy being paramount. This charming family abode embraces some elegant original features with oversized interiors providing welcome additions for modern improvements. A much-loved family home featuring an expansive floor plan spanning over two levels, it provides a flexible and comfortable design suitable for the multigenerational family or a possible dual occupancy and in-law accommodation arrangement. An impressive and well-maintained property that would continue to serve as an ideal family home, it boasts bright interiors enhanced by soaring high ceilings, oversized living spaces and an inviting European charm which flows effortlessly throughout! Perfectly orientated to capture the northern sun this well-appointed family retreat allows immediate access and within walking distance to all essential services including but not limited to primary and secondary schools, public transport and the popular Canley Heights CBD offering an endless selection of restaurants and cafes, specialty stores and seasonal fresh produce all year round! An exceptional and rare offering that provides value adding scope for modern improvements and/or granny flat potential (S.T.C.A.) on an ideal parcel of approximately 556.4sqm, this will surely leave a lasting impression!

Property Features:

Property ID:	L36352590
Property Type:	House
Garages:	1
Carports:	2
Land Area:	556.4 sqm

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- Expansive dual level residential offering full brick and brick veneer construction.
- Four (4) bedrooms with built-in wardrobes and private balcony to main bedroom.
- Light filled interiors offering open plan living and dining spaces.
- Family retreat/study area opens to private rear facing balcony.
- Generously sized timber kitchen with modern appliances.
- Renovated bathrooms on ground and first level.
- Large ground floor office or potential 5th bedroom ideal for in-law accommodation.
- External laundry with additional external toilet.
- Beautifully appointed private rear garden with alfresco/outdoor entertaining area.
- Detached rear studio ideal for work from home or home business arrangements.
- Single detached lock up garage with additional enclosed carport for up to 2 vehicles.
- Potential granny flat development (S.T.C.A.)
- Rectangular block on approximately 556.4sqm
- Dimensions: 15.85m x 35.35m (approximate)