

# 121 Avoca Rd, Canley Heights, NSW 2166



## House For Sale

Tuesday, 26 March 2024

121 Avoca Rd, Canley Heights, NSW 2166

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 1

**Area:** 443 m<sup>2</sup>

**Type:** House



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## **Auction at Cabra Vale Diggers Club**

Boasting a highly desirable location combined with a convenient lifestyle, this well-maintained single level residence provides endless development, investment, and land banking potential! A suitable investment choice with temporary rental income while plans are being prepared or an immediate demolish and design, this ultra-convenient location includes immediate access and within minutes to Canley Heights Public School, King Park Public School, Westfield Sports High School and the popular and vibrant Canley Heights CBD offering a plethora of restaurants, cafes and specialty stores that will satisfy all buyers! Strategically positioned on a corner block offering dual lots on approximately 443sqm, it provides investors and developers with an opportunity to add value and scope to the existing dwelling or make way for a potential duplex development (S.T.C.A.). A strong emphasis on development with an ideal buy now and build later possibility, this fantastic parcel of land would also be an ideal purchase for an architecturally designer residence that would surely make a statement! Investors, builders and developers take note, this is certainly an impressive property with so much potential and not to be overlooked!

**Property Features:-**

- Well maintained single level residence
- Four (4) bedrooms with built-in wardrobes
- Updated kitchen and bathrooms
- Spacious interiors offering separate living and dining spaces
- West facing aspect with natural sun light throughout
- Single lock up garage with potential for addition sleep out (S.T.C.A.)

**Site Features:-**

- Corner block position on approximately 443sqm
- Zone R2 Low Density Residential
- Dual allotment with duplex development potential (S.T.C.A.)