

**14 Byrd Street, Canley Heights, NSW 2166**

**Raine&Horne.**

**Sold House**

Monday, 22 January 2024

**14 Byrd Street, Canley Heights, NSW 2166**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 493 m2**

**Type: House**



Peter Ly

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**\$1,045,000**

Strategically positioned in a highly desirable location this well-appointed and much-loved family home provides endless potential to renovate, redesign or rebuild! Boasting light filled interiors accompanied by a versatile floor plan this fantastic entry level home would be the ideal start for first home buyers, savvy investors or even those seeking a retirement or downsize. Featuring an unbeatable location, it provides an ultra-convenient lifestyle perfect for young families being literally within a stone throw away from Canley Heights Public School and only a short stroll to the popular Canley Heights CBD. Situated on a rectangular block of approximately 493sqm with a frontage of approximately 15.2m, this wonderful property provides an R3 Medium Density Residential Zoning allowing potential duplex development, subject to council approval, which would be appealing to builders, developers, and long-term investors with the perfect opportunity to buy now and build later! A fantastic offering not to be overlooked, it provides convenience with the development opportunities that will surely impress all buyers! This one is a must to inspect whether you are looking to occupy, invest or develop.

Property Features:-  
• Well maintained single level family residence  
• Three (3) bedrooms with built-in wardrobes.  
• Bright interiors offering separate lounge and dining areas.  
• Well maintained and updated kitchen and bathroom.  
• Internal laundry with toilet.  
• Well-appointed sunroom.  
• Australian hardwood timber floorboards.  
• Single lock up garage with additional carport.  
• Land size of approximately 493sqm  
• Dimensions: 15.2m x 32.4m ( approximate )  
• Zone R3 Medium Density Residential  
• Potential duplex development (S.T.C.A.)

Location Features:  
• 50m to Canley Heights Public School  
• 500m to Canley Heights CBD  
• 1,700m to Canley Vale Public School  
• 1,700m to Fairvale High School  
• 2,000m to Canley Vale CBD  
• 2,300m to Canley Vale Station