

3 Avoca Road, Canley Heights, NSW 2166

Raine&Horne.

House For Sale

Friday, 1 March 2024

3 Avoca Road, Canley Heights, NSW 2166

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 594 m2

Type: House



Peter Ly

0414982978

Auction Onsite

A beautiful entry level home waiting to be discovered in a high desirable and popular locale, this well constructed brick veneer residence would be an appealing first home for those in search for an easy going and ultra convenient lifestyle! A combination of charming features, generous interiors and a spacious single level layout, this cosy and much-loved family home is the ideal start for first home buyers, young families or even those thinking about downsizing or retiring. Presenting updated features it provides buyers with the opportunity to occupy immediately with the scope for future renovation, redesign or even the potential granny flat addition (S.T.C.A.). Well positioned in a central location and within close proximity to Cabramatta & Canley Heights CBD as well as within walking distance to the high sought after Harrington Street Public Primary School, it offers a well sized rectangular block of approximately 594sqm perfect for land banking opportunities for future development or to build an architectural designed masterpiece! An ideal indoor/outdoor entertainer with an abundance of living space throughout, buyers will be immediately drawn to the leafy outlook and beautiful garden setting providing endless potential. An exceptionally purchase for all types of buyers whether it be to occupy, invest or even to rebuild, this is truly an opportunity not to be missed!

- Single level brick veneer residence.
- Three (3) well-proportioned bedrooms.
- Sun-soaked interiors providing separate living and dining space.
- Generously sized renovated kitchen and original bathroom.
- External laundry with additional toilet.
- Well appointed alfresco/veranda ideal for outdoor entertaining.
- Single lock up garage with drive through access to rear.
- Potential granny flat development (S.T.C.A.)
- Rectangular parcel of land on approximately 594sqm
- Frontage of approximately 15.24m