

**46 Canberra Avenue, Casula, NSW 2170**



**House For Sale**

Wednesday, 7 February 2024

46 Canberra Avenue, Casula, NSW 2170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Carl Mirabella  
0414914948

## **Auction**

Set in a handy lifestyle location close to parklands and Casula Station, this wonderful home abounds with space for expansive family living with scope to explore development prospects. It boasts a super-wide frontage and district views, appealing for a future luxury family home, duplex or townhouses (STCA). The current home also possesses superb appeal, including generous living space, sizable bedrooms and a gourmet kitchen crafted from timber. Other features of the home include a slow-combustion fireplace and a massive master bedroom suite of approximately 50 sqm. On the other side of the courtyard, there is a spacious alfresco area, featuring a commercial cool room, assuring you have ample refrigerated storage when hosting the family's special events. It also features a huge lock-up garage, plus extra car spots in the forecourt. The address is only 350 metres from Casula Station and Casula Powerhouse is right next to the station, while Casula Mall is only one kilometre away.