

**303B Canley Vale Rd, Canley Heights, NSW, 2166**



**House For Sale**

Tuesday, 15 October 2024

303B Canley Vale Rd, Canley Heights, NSW, 2166

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Mike Nguyen  
0401588848

## Step into Style and Comfort: Your Ideal Home in Canley Heights!

Located in the heart of Canley Heights, 303B Canley Vale Road offers the perfect blend of spacious, modern living in an incredibly convenient location. This stunning double-story duplex boasts a well-thought-out layout with high-quality finishes throughout. Featuring 5 spacious bedrooms (all with built-in wardrobes), 3 stylish bathrooms (including an ensuite in the master), and a sleek kitchen with gas cooking, this home is designed for comfort and functionality.

With a single car garage, additional driveway parking, and a sunroom perfect for entertaining, it's ideal for families or investors alike. Its prime location places you just minutes away from schools, shops, and Canley Heights' iconic restaurants and bars, making everyday life incredibly easy. Whether you're seeking a contemporary family home or a solid investment in a high-demand rental market, this property is one you can't afford to miss!

### Key Features:

- \*5 spacious bedrooms, all with built-in wardrobes.
- \*Master bedroom with ensuite and balcony access.
- \*3 modern bathrooms with 3 toilets.
- \*Sleek open-plan kitchen with gas cooking.
- \*Well-designed floor plan with generous living, dining, and outdoor spaces.
- \*Internal laundry for added convenience.
- \*Ducted air-conditioning and energy-efficient LED downlights throughout.
- \*Sunroom with additional living space and half kitchen—perfect for entertaining.
- \*Single lock-up garage with an electric gate for enhanced security.
- \*Close proximity to schools, eateries, shops, and recreational attractions.

### Best Suited For:

- \*Families seeking modern, spacious living in a convenient location near schools and local amenities.
- \*Investors looking for a turnkey property with no work required and high rental demand.

This property offers unbeatable modern living in a vibrant, sought-after location. Don't miss out—your new home or investment awaits!

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise