



**SOLD**

## TOP LOCATION ON 2 LOTS DUPLEX SITE PROPERTY

Once again @Realty, we are delighted presenting this original home in the heart of Canley Vale, it is conveniently located within walking distance to all amenities of Canley Vale shopping centre, public transportation, schools and Fairfield Heights, a great opportunity to own this 2 lots duplex site property, it's an excellent opportunity for investment, development property and for first home buyers, offering a rectangular and level block of block land a magnificent opportunity to acquire approximately 606sqm of prime Real Estate with development potential, strong capital growth and highly desirable position makes this original residence a truly impressive property worth considering.

### PROPERTY FEATURES:

- \* 3 original bedrooms with built-ins
- \* Separate lounge room
- \* Original kitchen with electric stove
- \* Combine dining
- \* 1 bathroom with 2 separate toilets
- \* Internal laundry
- \* Roller shutters all throughout
- \* 3 under cover car spaces
- \* Potential to build 2 duplexes (S.T.C.A)
- \* Land size 15.7 x 38.6 = 606sqm (approx)

THE VENDOR IS FULLY COMMITTED TO SELL AND ALL OFFERS IS CONSIDERED

View: 12:00pm - 12:30pm  
Agent: Saul Soto  
Contact: 0402 948 807

3 BED | 1 BATH | 3 CAR

PRICE:  
\$1,100,000

OPEN FOR INSPECTION:  
N/A



**Saul Soto**  
**0402948807**  
saul.soto@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)