



**SOLD**

## PRIME POSITION IN HIGHLY DESIRABLE LOCATION

Saul & BJ are proud to present this lovely original 3-bedroom home including a modern separate self-contained 1-Bedroom studio.

13 Buckingham Street Canley Vale, is perfectly situated within walking distance of transport, restaurants and the local Canley Vale School.

Positioned on two level lots of rectangular land, this is a magnificent opportunity to acquire prime real estate with significant development opportunities. (S.T.C.A)

This unique property includes:

- 3 Large Bedrooms (2 with Built-ins)
- Generous Living and Dining Areas
- Timber Floors
- Original Kitchen with Ample Storage
- Renovated Main Bathroom
- Undercover Parking for 2 Cars
- Split System Air Conditioning
- Land Size 13.41 x 33.53

THE VENDOR IS FULLY COMMITTED TO SELL AND ALL OFFERS IS CONSIDERED PRIOR TO AUCTION.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$1,012,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer:  
Plans shown are for marketing purposes only. All dimensions are approximate and not to scale, they are subject to errors and inaccuracies and no liability will be accepted. Interested parties should make their own inquiries



HOUSE

13 Buckingham Street Canley Vale

@realty



*Better Call Saul or BJ*

Saul 0402 948 807 | BJ 0422 333 333

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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