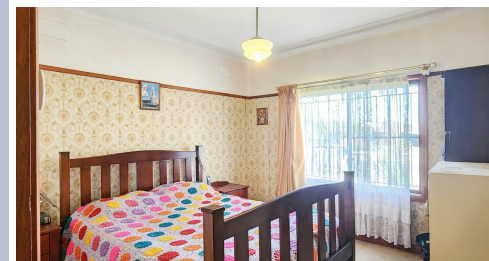




  
**@realty**  
**\$1,397,000**



**SOLD**

## LOCATION, LOCATION, 2 LOTS WITH DEVELOPMENT POTENTIAL!

SOTO REALTY proudly presents an exceptional opportunity to acquire this original four-bedroom property situated in one of Canley Vale's most sought-after streets.

This property boasts a prime location, conveniently situated within walking distance of Canley Vale shopping centre, public transportation, schools, and Fairfield Heights. With its rectangular and level block of land, this property offers a fantastic opportunity for SMART INVESTORS, DEVELOPERS / BUILDERS, and FIRST HOME BUYERS alike.

The property comprises two lots, with the potential to build duplexes (S.T.C.A), offering a generous land size of approximately  $16.5 \times 38 = 625\text{sqm}$ . (approximately)

The highly desirable location and potential for strong capital growth makes this property a truly impressive investment opportunity.

### PROPERTY FEATURES:

- Four original spacious bedrooms
  - Original kitchen with electric stove
  - Separate lounge area
  - Combined dining and kitchen
  - Original bathroom
  - External laundry
  - Three undercover car spaces
- Two lots potential to build duplexes (S.T.C.A)  
Land size  $16.5 \times 38 = 625\text{sqm}$  (approximately)

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

VIEW: Saturday 1:00pm - 1:30pm & Wednesday 4:15pm - 4:45pm

AUCTION: 22nd April 1:30PM

4 BED | 1 BATH | 3 CAR

PRICE:

\$1

OPEN FOR INSPECTION:

N/A



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# 104 The Avenue Canley Vale



\*Floor plan provided for marketing purposes only. Buyers to confirm onsite during physical inspection



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REAL ESTATE AGENCY

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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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**@realty**