



Desirable Location With So Much Potential!



## 31 Stevenage Road, Canley Heights

### Auctioned

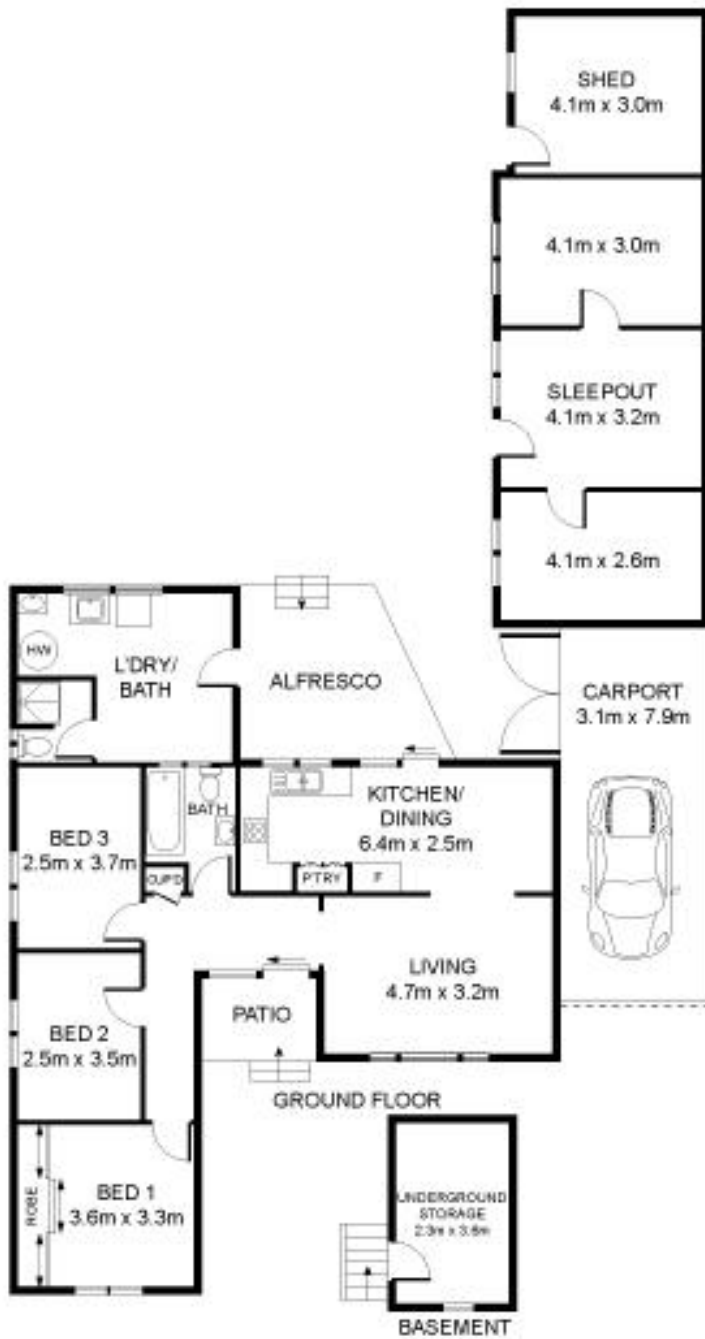
Well presented and centrally located this fantastic single level residence presents an abundance of potential for the judicious buyer in the heart of Canley Heights! A wonderful combination of charm, character and a convenient location it provides an ideal rectangular and well proportioned block of approximately 557sqm. Zoned R3 Medium Density Residential it allows buyers various options to renovate, redesign or rebuild and would serve as the perfect building block for an architecturally designed masterpiece or a potential duplex development (S.T.C.A.). Investors searching for a dual income opportunity will also appreciate the granny flat potential available (S.T.C.A.) including strong capital growth and great rental return makes this investment choice a wonderful addition to any property portfolio. Strategically positioned within a family friendly locale and only moments away from the vibrant Canley Heights CBD offering an abundance of culinary experiences, local produce and health services, buyers will certainly take advantage of the convenient lifestyle and desirable location it has on offer! Stop looking and start living – Inspection is a must!

- Three (3) bedrooms with built-in wardrobe to main
- Open plan interiors with separate lounge and dining
- Generous and well maintained kitchen with stainless steel appliances

Property ID:	L3062679
Property Type:	House
Carports:	1
Land Area:	557.0 sqm

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- Recently renovated bathroom
- Oversized laundry with additional shower and toilet
- Covered veranda/alfresco area
- Spacious sleep out with study den/workshop
- Underground cellar or storage space
- Eight (8) Solar panels & brand new hot water system
- Single carport and garden shed in the rear
- Rectangular block of approximately 557sqm
- Dimensions: 15.3m x 36.4m
- Zoned R3 Medium Density Residential
- Potential Duplex Site (S.T.C.A.)
- Within walking distance to Canley Heights Public School, Public Transport Bus Routes and Peterlee Park



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INTERNAL AREA: 143 SQM APPROX.



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