

4 Stevenage Road, Canley Heights, NSW, 2166

House For Sale

Wednesday, 13 November 2024

GIA
Realty

4 Stevenage Road, Canley Heights, NSW, 2166

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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Exceptional Investment Opportunity at 4 Stevenage Road, Canley Heights !

Discover this versatile property located in the heart of Canley Heights, offering the perfect blend of comfort, convenience, and future potential. Set on a generous approx. 563 sqm square and level block, with a frontage of 15.5m and a depth of 36.57m, this property is ideal for both investors and homeowners looking to secure a solid asset in a prime location.

Property Features:

Main Residence:

- * Four bedrooms, including 2 with built-in wardrobes, perfect for families or tenants seeking comfortable living.
- * Spacious open-plan living and dining area, perfect for modern lifestyles.
- * Functional layout with ample natural light throughout.

Self-Contained Studio:

- * A 1-bedroom studio, complete with its own amenities, ideal for extended family or additional rental income.

Bathrooms and Toilets: The property includes two bathrooms and three toilets for ultimate convenience.

Prime Location:

Positioned within walking distance of shops, schools, and public transport, this property is in a highly sought-after area that offers unmatched convenience for residents and tenants alike.

Rental Income Potential:

Main house: \$700 per week

Studio: \$300 per week

Total combined rental income: \$1,000 per week or \$52,000 per annum

Future Opportunities:

With a level and square land layout, the property offers exceptional potential for redevelopment. Whether you choose to:

- * Knock down and rebuild your dream home
- * Keep it as an investment and wait for capital growth. The possibilities are endless.

This is a rare opportunity to secure a property that ticks all the boxes—fantastic location, great rental returns, and future development potential.

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.