



17 Short Street, Canterbury



## SUPERB FAMILY HOME PRESENTED IN IMMACULATE CONDITION

Set in a quiet, family-orientated neighbourhood, this brilliant duplex is designed for easycare living that assures a high measure of comfort. Living space is generously sized, providing separate lounge and dining areas, plus a paved outdoor area that's simple to maintain. Bedroom are well-scaled, the kitchen has been updated and both levels offer air conditioning for year-round comfort. Complete with multiple parking, this is a great prospect for growing families or investors, looking for an attractive and reliable home in a well-connected location that provides easy access to schools, Canterbury Station and its revived riverside precinct, plus Earlwood shops and restaurants.

- Large northerly living space w/ room for lounge & study
- Neat kitchen w/ Westinghouse induction stovetop
- Good-sized bedrooms all provide built-in wardrobes
- Ample outdoor space for entertaining + extra parking
- 3mins drive to Coles, ALDI & new village amenities
- Close to buses, 15mins walk to citybound trains

Council Rates: \$369 Per Quarter Approx.

Water Rates: \$167 Per Quarter Approx.

### About Canterbury

An evolving gem in Sydney's South West corner, there's plenty of new here to uncover. Located on the winding Cooks River foreshore, find an abundance of open natural space to enjoy. Sleek new builds are intertwined with classic homes and leisure facilities. It's well connected to Greater Sydney by bus and rail and only a 10km trip from the CBD.

Should you require any further information or request a private inspection please do not hesitate to contract Ross Mournheis on 0419171469.

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**Price** SOLD for \$1,241,000  
**Property Type** Residential  
**Property ID** 1246

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville  
 Shop 5, 345 Illawarra Road Marrickville  
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 02 9558 0388

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 property agents

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