



## 39 Parklea Parade, CANLEY HEIGHTS, NSW 2166

Home Sweet Home ! Be Hurry !

Positioned in a convenient and highly sought-after pocket of Canley Heights, this recently renovated residence offers comfort, functionality and excellent family living.

The home comprises four well-proportioned bedrooms and two modern bathrooms, thoughtfully designed to accommodate growing families. The practical floor plan includes a separate formal lounge and formal dining area, providing defined living and entertaining spaces.

Adding warmth and style, the home features new timber floorboards throughout, creating a comfortable atmosphere while offering easy-care, low-maintenance living.

The updated kitchen is well-appointed and flows seamlessly into the main living zone, enhancing the sense of space and practicality. Additional features include a lock-up garage/carport, secure fencing and low-maintenance grounds.

Ideally located close to local schools, shopping precincts, restaurants and public transport, this property presents a strong opportunity for both owner-occupiers and investors.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Auction

**INTERNET ID:** 108P1364

### AUCTION DETAILS

2:00pm, Saturday March 21st, 2026

### CONTACT DETAILS

**Elders Cabramatta**  
Level 1, 237 Cabramatta Road  
Cabramatta, NSW  
02 6942 8100

**Van Tran**  
0478 759 999

This will be your family home ? Be Hurry !

Location Highlights:

\*Within walking distance to Fairvale High School

\*Just a few minutes' drive to Canley Heights Shopping Centre and its popular dining precinct

\*Minutes to Canley Vale Train Station and Little Asia & Cabravale Club Resort

\*Approximately 30 minutes to Western Sydney International Airport

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 502.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Single garage
- Ensuite















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Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**Elders**  
Real Estate