



## 22 Canoelands Road Canoelands NSW

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This incredible 22.5 acre parcel of land offers an amazing opportunity to secure the acreage lifestyle you've been dreaming of. Two separate dwellings with huge renovation potential are positioned back from the road for ultimate privacy. The main home features multiple living zones, three well-sized bedrooms and a rear entertainer's deck to truly enjoy the serenity and untouched bushland. Behind the main home is a two-bedroom granny-flat, which offers future potential as in-law or guest accommodation.

Alternatively, choose to knockdown and build your dream home to suit your needs, with plenty of room left for a swimming pool, shed and tennis court. This peaceful acreage address is an easy drive to Glenorie Village, 25 minutes from Round Corner Dural shops and buses. It's also central to Hornsby, Castle Hill and picturesque Wisemans Ferry.

**Price** : \$ 1,550,000  
**Land Size** : 22.5 Acres  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/canoelands/residential/house/6859757>



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### Disclaimer

Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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