

## Pakenham, 10 Anney Lane

Where Modern Comfort Meets Natural Beauty - Your Ideal Home Awaits

### The Property

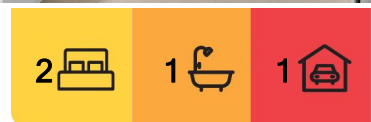
Welcome to 10 Anney Lane, Pakenham. This exceptional three-level townhouse offers the perfect blend of comfort and convenience in the highly desirable Cardinia Lakes Estate. Featuring two spacious bedrooms, a modern bathroom, two versatile living areas, two balconies, and a single-car garage, this home is thoughtfully designed for effortless, low-maintenance living. Enjoy unparalleled convenience with public transport, quality schools, shopping, and scenic walking trails, all just moments away.

### The Point of Difference

- Spanning across three levels, this well-designed layout features two expansive living areas, flooded with natural light that amplifies the sense of space and creates a welcoming, warm atmosphere.
- Flowing effortlessly from both the living and kitchen areas, two balconies provide the ideal



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$415,000 - \$445,000

**View**  
By Appointment

**Contact**  
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setting for seamless entertaining or simply enjoying moments of relaxation in style.

- The two spacious bedrooms, each with plush carpet and built-in robes, offer a peaceful retreat with easy access to the modern main bathroom.
- The kitchen is designed to perfection, featuring premium stainless-steel appliances, a gas cooktop, under-bench oven, dishwasher, double-door pantry, subway-tiled splashback, ample storage, cabinetry and meal prep space.
- Additional highlights include a single-car garage, reverse cycle heating and cooling in the lounge, heater panels in the bedrooms, a separate laundry, and quality window furnishings.

#### The Point of Interest

Nestled within the highly sought-after Cardinia Lakes Estate, this townhouse offers the perfect balance of serene living and unmatched convenience. Enjoy picturesque lake views and scenic walking trails, with essential amenities like Pakenham Train Station, Pakenham Primary School, Pakenham Secondary College and Village Lakeside Shopping Centre just a short distance away. With parks, recreational facilities, and public transport all within close proximity, everything you need is at your fingertips. Whether you're a first-home buyer or seeking a low-maintenance lifestyle, this property presents the perfect opportunity to embrace comfort, convenience and natural beauty.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 21/01/2025.

## More About this Property

<b>Property ID</b>	2FWRHGH
<b>Property Type</b>	Townhouse

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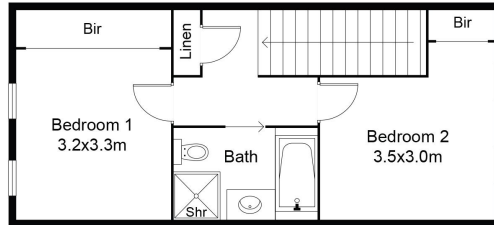
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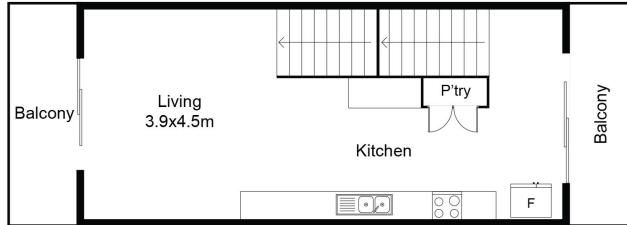


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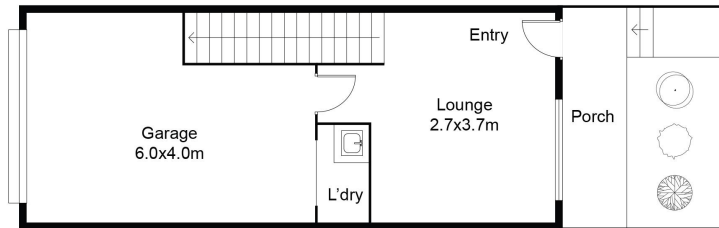
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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