

1A Wall Avenue, Panania

Contemporary Luxury in a Prime Panania Setting

Red Carpet Event | Wednesday 16th September at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Showcasing contemporary style, generous proportions and quality finishes throughout, this near new duplex delivers an exceptional lifestyle opportunity in a convenient Panania location. Designed across two spacious levels, the home offers five bedrooms and a versatile floorplan ideal for modern family living.

The heart of the home is the light-filled open-plan living and dining area, seamlessly connecting to a covered alfresco space and low-maintenance backyard. A sleek, well-appointed kitchen features stainless steel appliances, ample storage and stylish cabinetry, while a ground floor bedroom and full bathroom provide added flexibility for guests or extended family.

Upstairs, four generously proportioned bedrooms provide peaceful accommodation, highlighted by a luxurious master suite complete with a walk-in wardrobe and private ensuite. Further enhancing the home's appeal are ducted air-conditioning, a security alarm system and lock-up garage, while its convenient location places local schools, parks,

5 4 2

FOR SALE

Price Guide: \$1,490,000

AGENTS

James Trivor
0422 696 125
james.trivor@ljhooker.com.au

Phillip Botonis
0426463228
phillip.botonis@ljhooker.com.au

AGENCY

LJ Hooker Padstow
(02) 9771 1177

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.



cafés and transport within easy reach, with both Panania and Revesby Stations just moments away.

- Near new five-bedroom duplex with a spacious family-friendly layout
- Light-filled open-plan living and dining flowing to covered alfresco entertaining
- Contemporary kitchen with stainless steel appliances and excellent storage
- Ground-floor bedroom and full bathroom, ideal for guests or extended family
- " Luxurious master retreat with walk-in wardrobe and private ensuite
- " Ideally positioned close to Panania and Revesby Stations, local schools, parks and cafés

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

MORE DETAILS

Property ID	1F73FAE
Property Type	DuplexSemi-detached
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

James Trivor 0422 696 125

Sales Agent | james.trivor@ljhooker.com.au

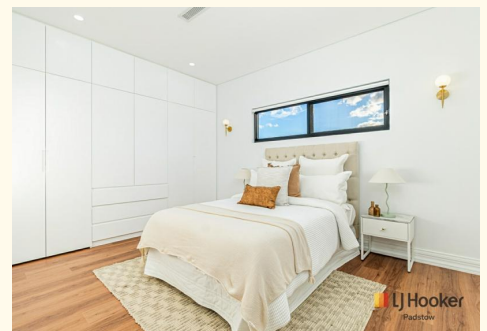
Phillip Botonis 0426463228

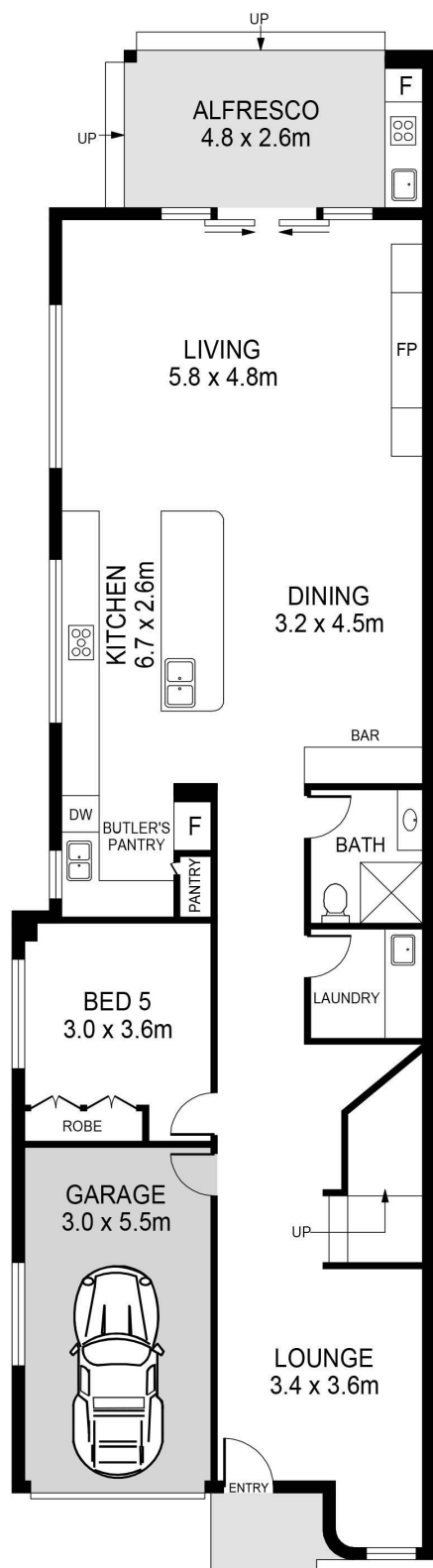
Sales Associate | phillip.botonis@ljhooker.com.au

LJ Hooker Padstow (02) 9771 1177

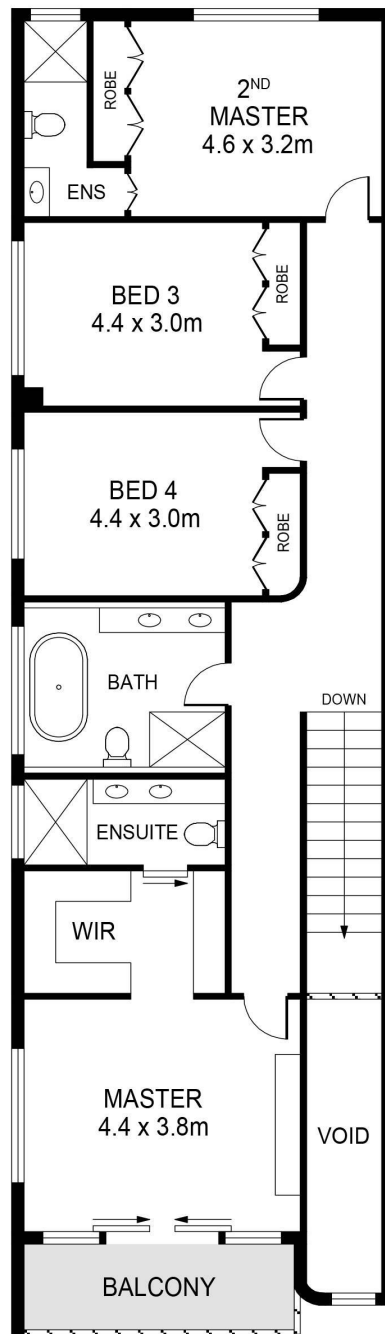
2 Padstow Parade, PADSTOW NSW 2211

padstow.ljhooker.com.au | reception.padstow@ljhooker.com.au

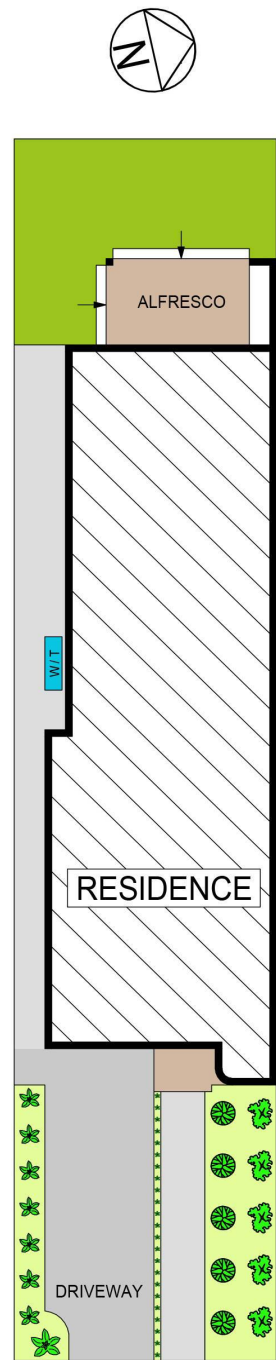




GROUND FLOOR



FIRST FLOOR



SITE PLAN

1A WALL AVENUE, PANANIA

DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.
PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38

 **LJ Hooker**
Padstow

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.

 **LJ Hooker**