

## Panania, 1B Wall Avenue

### Brand New & Stylish Duplex Offering Modern Comfort

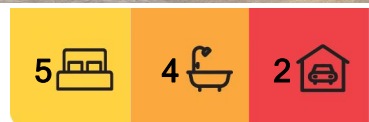
Situated in a convenient and well-connected location, this modern five-bedroom duplex offers the perfect blend of space, style, and practicality. Designed for easy family living, the open-plan lounge and dining area seamlessly extends to a covered alfresco, making it ideal for entertaining. Large windows fill the home with natural light, while the functional layout ensures comfort for families of all sizes.

The sleek kitchen is well-appointed with stainless steel appliances, ample storage, and stylish cabinetry, catering to everyday living. A bedroom downstairs with a full bathroom adds flexibility, perfect for guests, in-laws, or a growing family. Upstairs, four spacious bedrooms include built-in wardrobes, with the master suite boasting a walk-in robe and private ensuite. Additional features such as ducted air-conditioning, a security alarm system, and stylish tiled flooring downstairs add to the home's modern appeal.

Centrally located, this duplex is just a 2-minute drive to Panania Station and 5 minutes to



**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**  
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Revesby Station, ensuring effortless transport access. With local schools, parks, and vibrant cafés within walking distance, this home offers the perfect combination of convenience and lifestyle. Complete with a lock-up garage, low-maintenance yard, and contemporary finishes, this is an excellent opportunity for families, investors, or those seeking a stylish home in a prime location.

**Key Features:**

- Five-bedroom duplex in a convenient Panania location
- Open-plan lounge & dining flowing to alfresco entertaining
- Covered outdoor area —perfect for hosting guests
- Modern kitchen with stainless steel appliances & ample storage
- One bedroom downstairs with full bathroom —great for guests or extended family
- Ducted air-conditioning, security alarm & tiled lower level
- Lock-up garage & low-maintenance backyard
- 2-minute drive to Panania Station, 5 minutes to Revesby Station
- Walking distance to local schools, parks & cafés

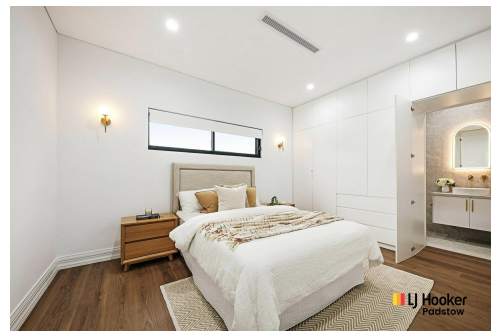
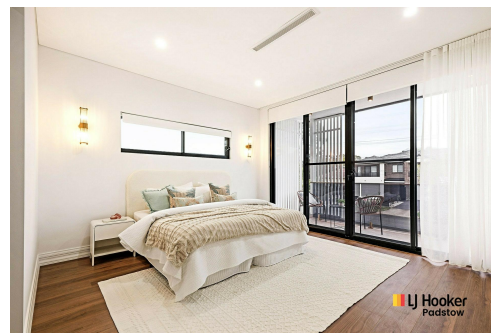
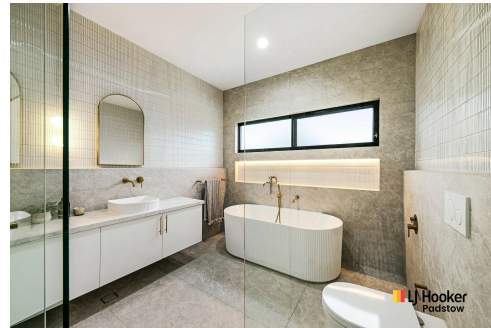
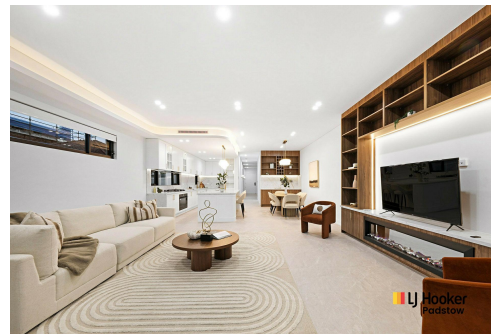
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## More About this Property

<b>Property ID</b>	1E54FAE
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	278 m2
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport

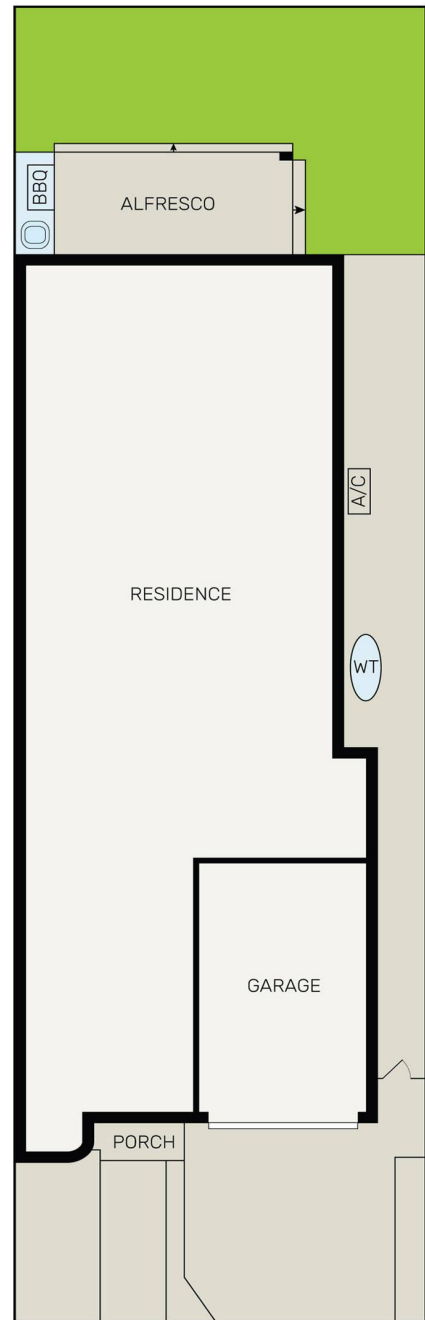
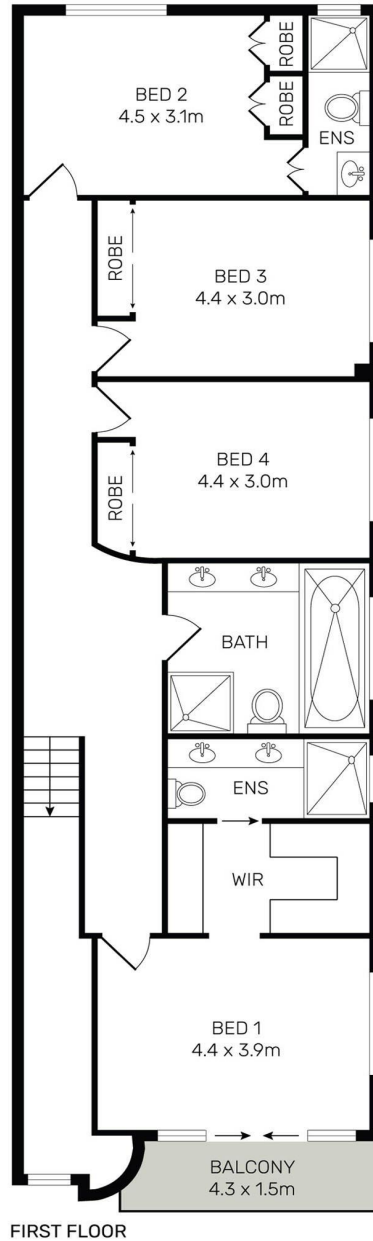
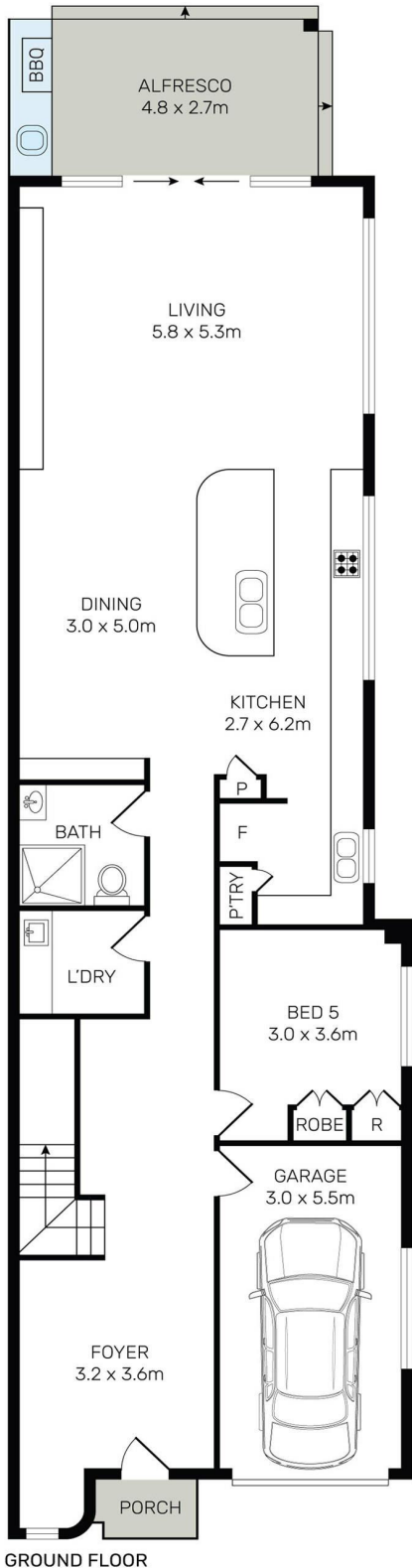
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