

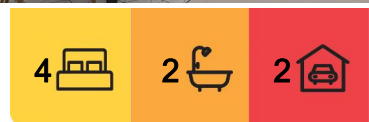
Panania, 40 Lawler Street

A Modern Dual Level Family Home In A Prime Corner Position

Flowing over two welcoming levels and crafted for comfortable low maintenance living, this welcoming residence is the perfect abode for the family that seeks contemporary simplicity. With nothing more to add, this is a lifestyle offering of undeniable appeal.

Designed with entertaining in mind, the combined open plan living and dining spaces flow to a protected outdoor barbecue terrace. All bedrooms are doubles with built-ins, with the main claiming an ensuite and walk-in robe. The modern kitchen has stone benches, a dishwasher and electric appliances.

With a child-friendly garden, additional features include a storage shed, ducted air conditioning, downlights, high ceilings, tiled floors and a double garage with internal access. Well positioned, it is just 1km to Lambeth Reserve on the river's edge, 1.3km to Panania station and shopping, and 1.2km to East Hills schools.



For Sale
\$1,300,000

View
ljhooker.com.au/1CW0FAE

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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.

Features include:

- Designed for entertaining with open plan living/dining
- Modern kitchen, electric appliances and stone benches
- Double bedrooms, built-ins, main with ensuite, walk-in
- Child-friendly garden and an undercover barbecue terrace
- Shed, ducted air conditioning, downlights and high ceilings
- Double garage with internal access and additional parking
- Well positioned 1km to Lambeth Reserve on the river's edge
- 1.3km to Panania station and shops, 1.2km to East Hills school

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 About this Property

Property ID	1CW0FAE
Property Type	DuplexSemi-detached
Land Area	359.7 m ²

James Trivor 0422 696 125

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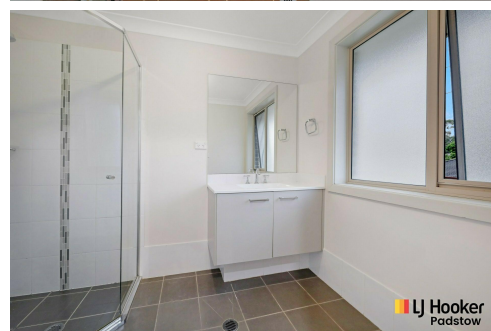
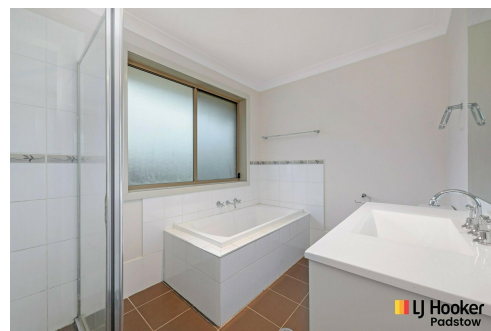
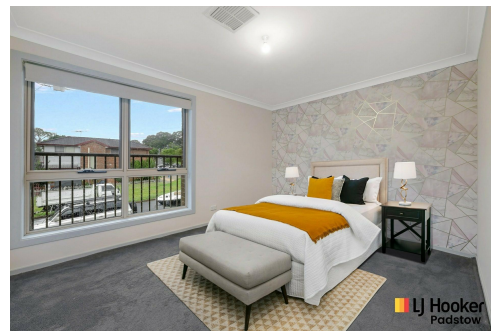
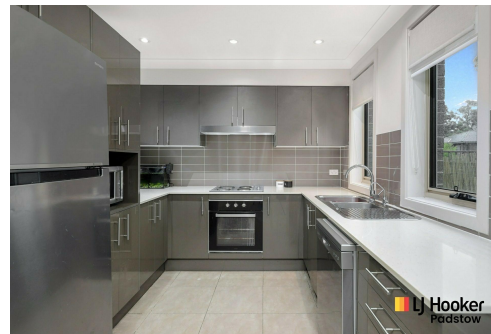
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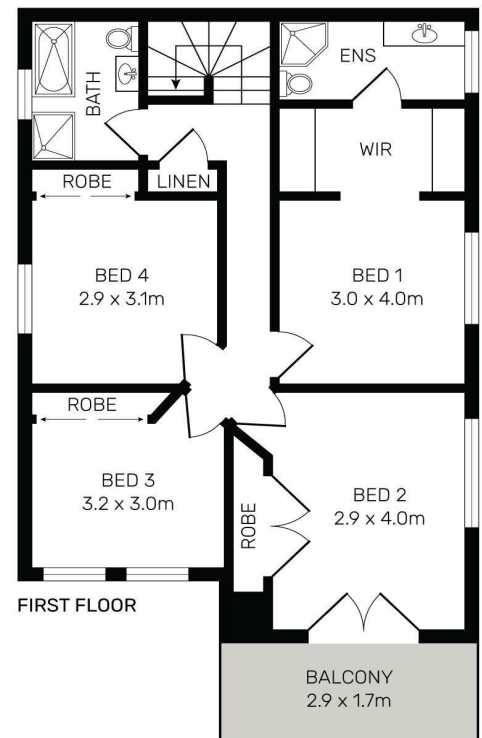
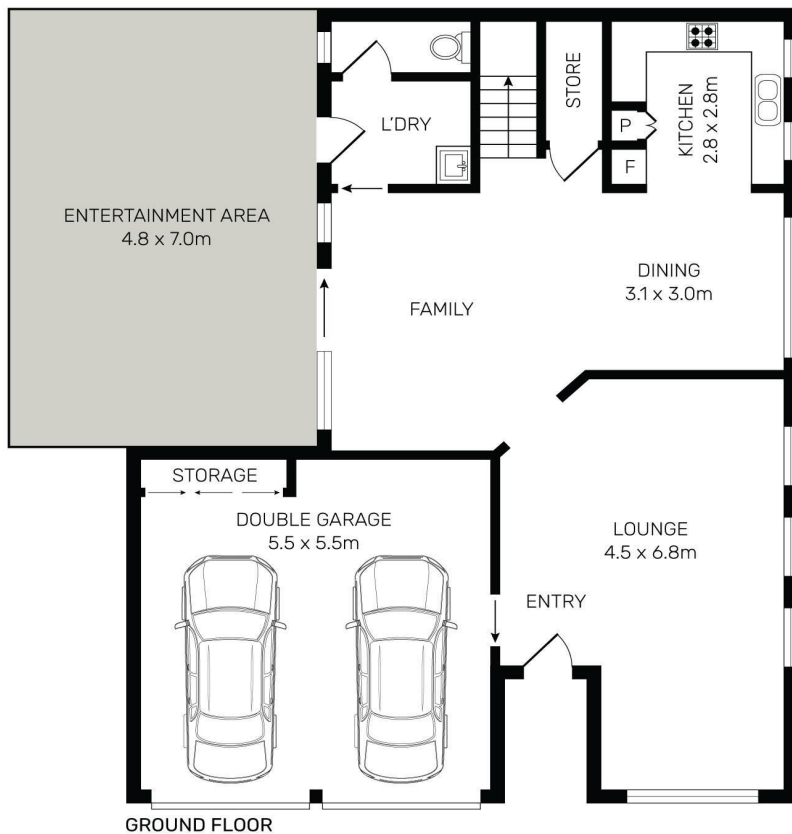
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