

46 Lawler Street, Panania

## Spacious Double Brick Family Home

Red Carpet Event | Wednesday 22nd October at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Discover the perfect balance of style, space, and convenience in this stunning double-story family home, designed for both relaxed living and entertaining. Solidly constructed with double brick and a concrete slab, this residence offers lasting quality and thoughtful design across every level. Positioned in a sought-after pocket, it's just minutes from Panania shops, train station, and local schools, making it the ideal haven for growing families seeking comfort and lifestyle.

Step inside to find a beautifully appointed kitchen featuring gas cooking, stone benchtops, and ample storage, seamlessly connecting to multiple living spaces for ultimate versatility. The home is adorned with tiled flooring on the lower level, complemented by ducted air conditioning throughout, ensuring comfort year-round. Families will appreciate the thoughtful floorplan, including four generous bedrooms-all with built-in wardrobes-plus a study nook upstairs, perfect for working from home or study time. Two bedrooms enjoy private balconies, while the large master suite is a true retreat with an ensuite, built-in robe, and its own balcony.

4 3 2

**FOR SALE**  
\$1,550,000

### AGENTS

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### AGENCY

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Outdoors, the home continues to impress with a covered alfresco area complete with blinds for year-round entertaining, overlooking a big backyard where kids can play freely or family gatherings can unfold. A garden shed offers extra storage, while the dual living zones inside create flexibility for both quiet relaxation and lively entertaining.

#### Key Features:

- " Double brick, concrete slab construction on 350m<sup>2</sup> block
- Four bedrooms, all with BIR; master with ensuite, balcony & BIR
- Two bedrooms feature private balconies
- Kitchen with gas cooking, stone benchtops & ample storage
- Dual living areas with tiled flooring downstairs, electric shutters
- Covered alfresco with blinds & large backyard with shed
- Upstairs study nook + ducted air conditioning throughout
- 4 min walk to Panania Public School & 5 min drive to Panania shops/station

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	1EHGFAE
Property Type	DuplexSemi-detached
Land Area	350 m2
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

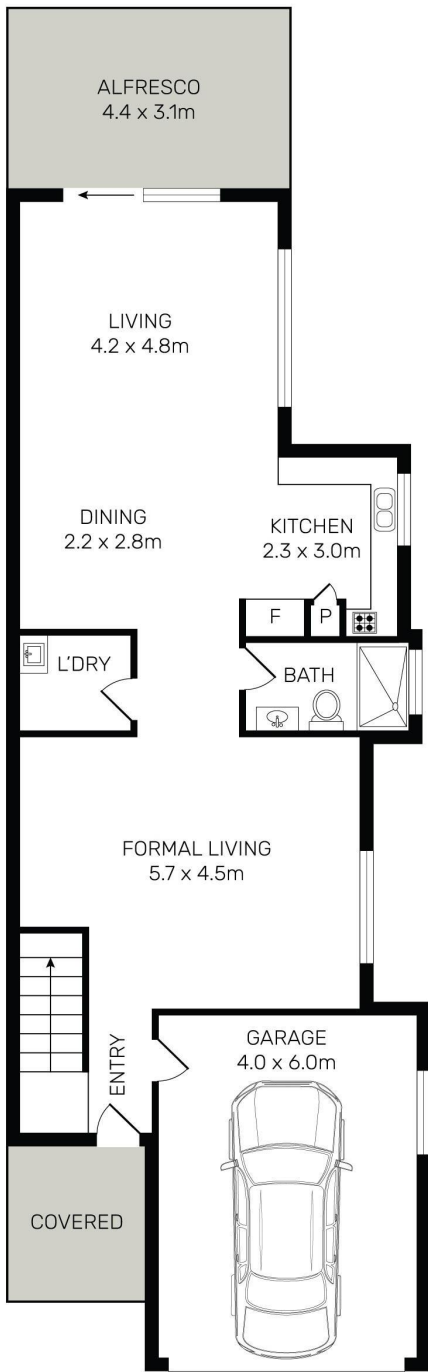
Sales Associate | phillip.botonis@ljhooker.com.au

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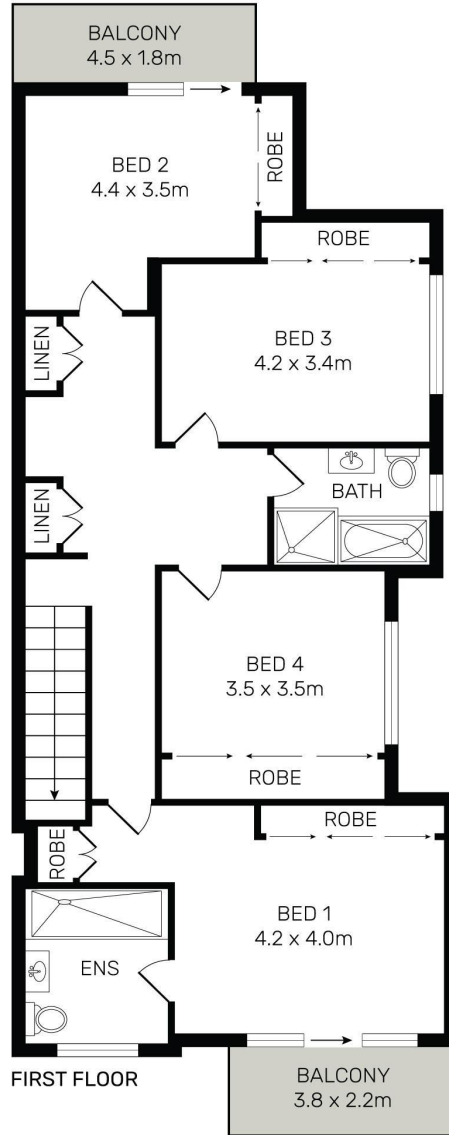
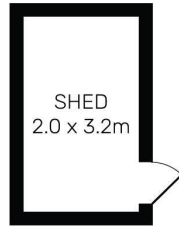
2 Padstow Parade, PADSTOW NSW 2211

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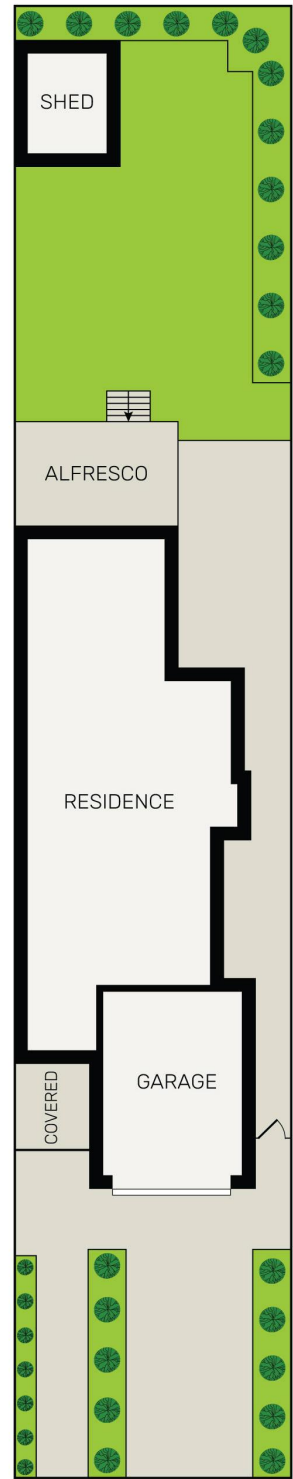




GROUND FLOOR



FIRST FLOOR



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