

## Panania, 1 Wall Avenue

Duplex Potential (STCA) in sought after location

Flowing over one easy level and designed with family comfort in mind, this classic freestanding residence is a home of warmth and possibility. Invitingly placed on a 556sqm parcel with a street frontage of approx. 15.24, this original family home is a prime opportunity for the renovator or savvy developer alike, with potential to build a duplex, subject to council approval.

Complete with separate living and dining areas that flow easily together, there is also a large separate sunroom. The main and second bedrooms are complete with built-in wardrobes, while the neat modern kitchen has stone benches and stainless steel gas appliances.

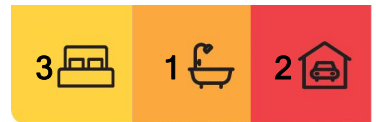
With additional features that include air conditioning, timber laminate floors and a sunny garden with storage shed, there is a single carport plus an additional off



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**SOLD**

**LJ Hooker**  
Padstow



**For Sale**

SOLD \$1,250,000

**View**

[ljhooker.com.au/1BPPFAE](http://ljhooker.com.au/1BPPFAE)

**Contact**

**James Trivor**

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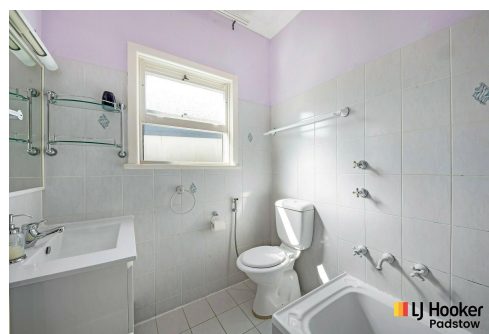
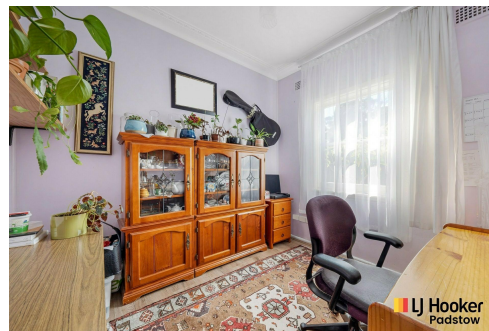
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**LJ Hooker Padstow**  
**(02) 9771 1177**

street parking space. Literally metres to Panania North Public School, it is just a short 15 min/1.1km walk to Panania station and shopping.

Features include:

- Separate living and dining areas, spacious rear sunroom
- Modern kitchen, stone benches, stainless gas appliances
- Double bedrooms, main and second with built-in robes
- Air conditioning, timber laminate floors and internal laundry
- Potential duplex (STCA), 556sqm with 15.24m frontage
- Sunny garden, storage shed, level lawns and water tank
- Single carport plus a single lock up garage
- A short 15 min/1.1km walk to Panania station and shopping



## More About this Property

**Property ID** 1BPPFAE

**Property Type** House

**Land Area** 556 m<sup>2</sup>

**Including** Air Conditioning  
Close to Schools  
Close to Shops  
Close to Transport

### James Trivor

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

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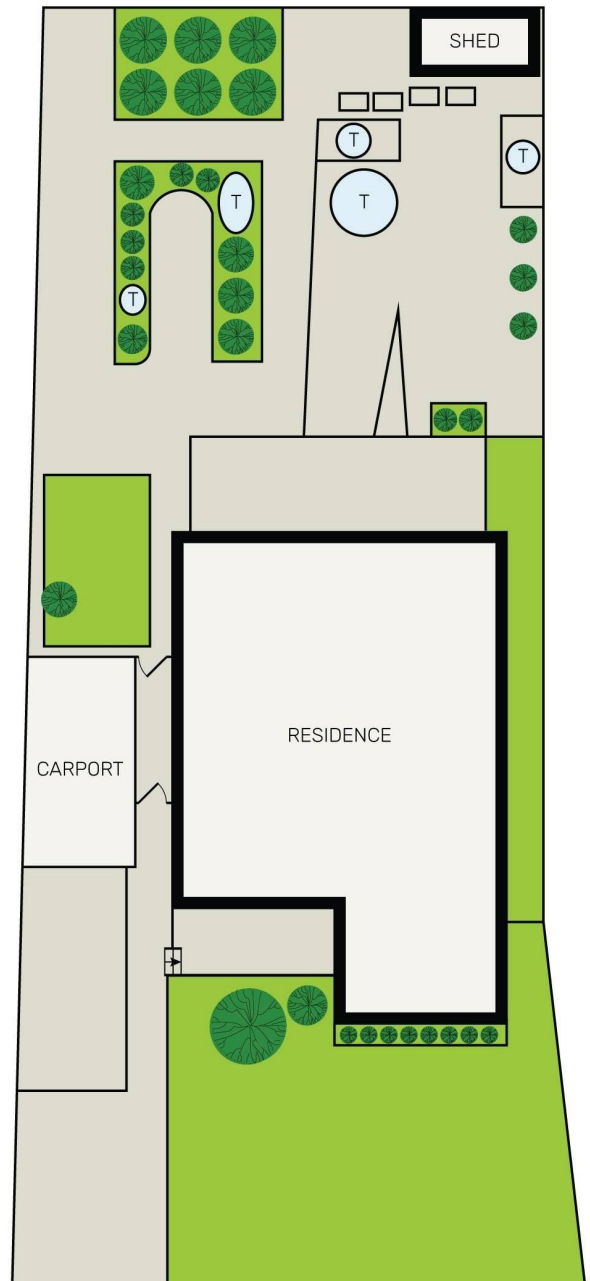
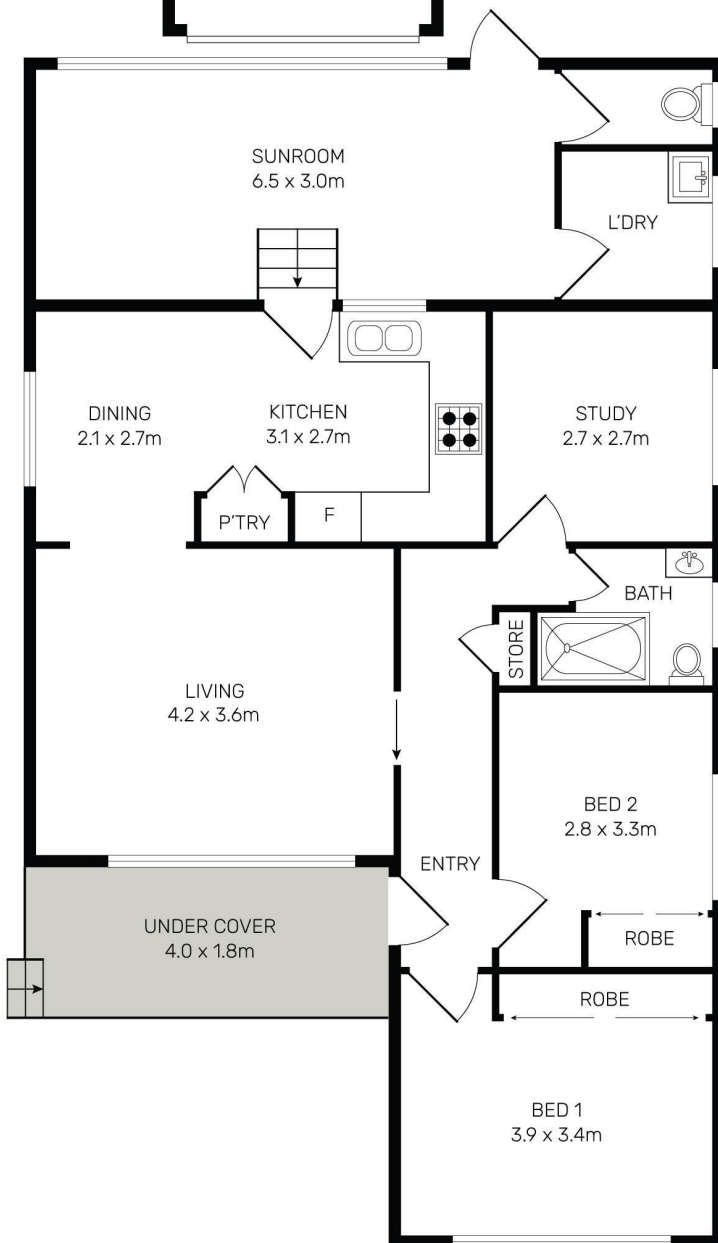
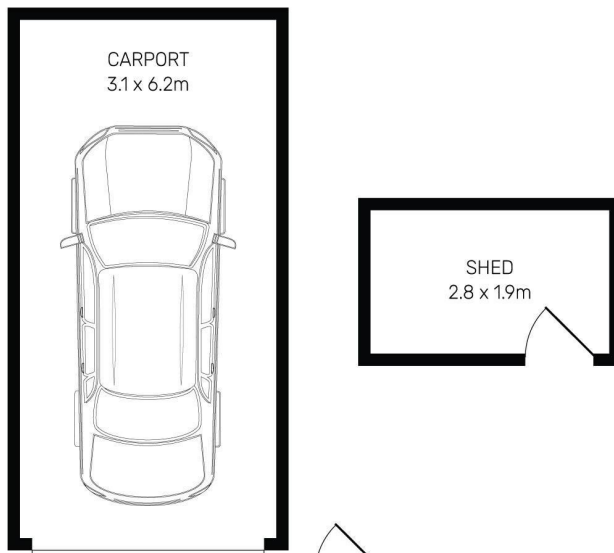
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