

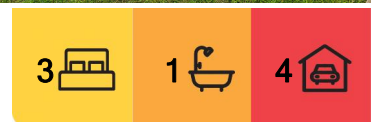
Panania, 21 Woodburn Avenue

Potential Duplex Site In Prime Location —12 Min Walk to Panania Station

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

Perfectly positioned just a 12-minute walk to Panania Station and a short distance from local shops, restaurants, cafes and schools, this property presents a prime duplex site (STCA) and excellent opportunity for families, first-home buyers or investors to renovate, or develop in a highly sought-after neighborhood. Set on approx. 575.4sqm with a 15.24m frontage, this versatile single-storey home is positioned on the high side of the street, featuring three generously sized bedrooms and spacious living and dining areas. A practical kitchen boasts a tile splash-back, separate island bench and ample storage.

Step outside to discover an expansive backyard, boasting a generous grassed area with unlimited possibilities. The property provides ample parking space with the convenience of



For Sale
SOLD | \$1,663,500

View
ljhooker.com.au/12WTF AE

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side access to a double carport and double garage. An additional shed and two additional storage rooms double as workshop spaces with endless potential. This well-loved family home is a rare find, hitting the market for the first time in decades.

With its unbeatable location minutes to public transport, schools and amenities, this property is a rare gem. Whether you're looking for a move-in-ready home, a renovation project, or a prime development opportunity, this residence offers endless possibilities. Don't miss out on this fantastic chance to secure a home delivering a blend of convenience and future potential.

Key Features:

- Prime duplex site (STCA) set approx. on 575.4sqm with a 15.24m frontage
- Ideal blank canvas with potential for knockdown rebuild or renovations
- Three generous bedrooms, all with built-in wardrobes and carpeted floors
- Spacious living and dining areas, spacious kitchen with ample storage
- External laundry with a separate toilet for added convenience
- Side access to a generous grassed area with unlimited possibilities
- Ample parking and storage w/ double garage, shed & storage rooms/workspaces
- Prime location: 12-min walk to Panania Station, restaurants, cafes & amenities

More About this Property

Property ID	12WTF AE
Property Type	House
Land Area	575.4 m2

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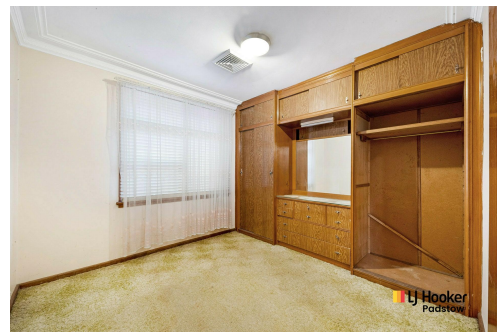
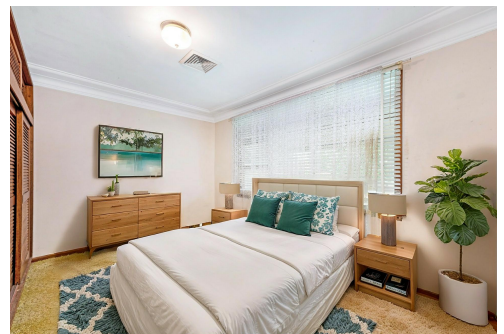
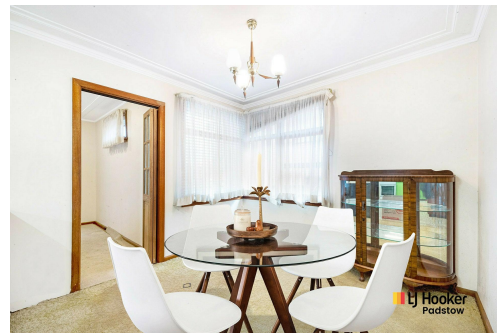
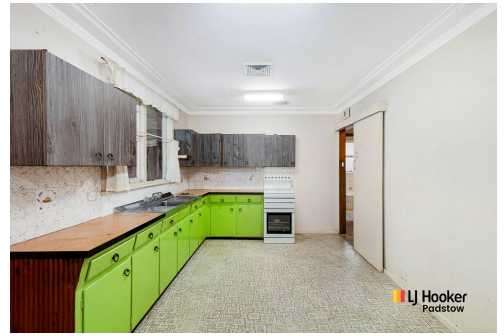
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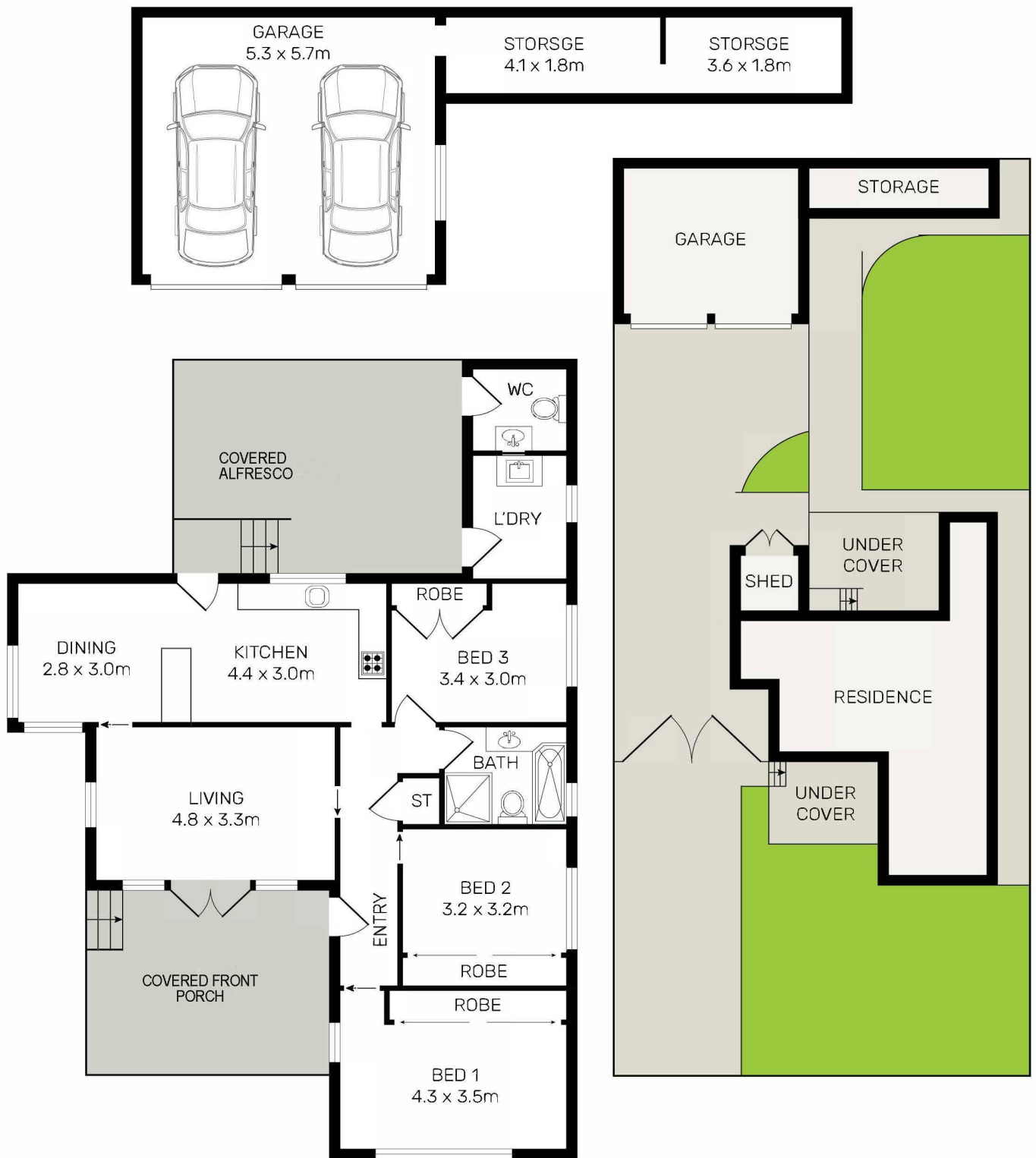
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