

34 Killara Avenue, Panania

Versatile Family Home with Teenage Retreat & Poolside Living

Red Carpet Event | Wednesday 20th August at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Tucked away in a quiet, family-friendly pocket just 12 minutes' walk to Panania Station, shops and schools, this spacious four-bedroom home with a self-contained teenage retreat offers comfort, flexibility and a lifestyle made for entertaining. Set on a generous 486.9sqm block, the residence blends indoor-outdoor living with practical features, ideal for growing families or those seeking space for multi-generational living or a home office setup.

Step inside to find multiple living areas, a functional layout with 4 bedrooms fitted with built-in wardrobes, and three split-system air conditioning units ensuring year-round comfort-including one in the rear retreat. A 5kW solar system adds eco-efficiency, while the downstairs fifth room doubles beautifully as a study, guest room or private workspace. The in-ground pool promises summer fun, complemented by a large double carport designed for both secure parking and seamless poolside entertaining.

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FOR SALE
\$1,526,000

AGENTS

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AGENCY

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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.

 **LJ Hooker**

Outside, you'll also find a double garage and a separate entry to the rear retreat-ideal for teenagers, extended family or potential rental income (STCA). With everything at your fingertips, this home offers a unique opportunity to move straight in and enjoy or personalise to add even more value.

- Four-bedroom home plus versatile 5th bedroom/study
- Separate teenage retreat with its own split system A/C
- 486.9sqm of land with 12-minute walk to Panania Station
- Large in-ground pool and entertainer's carport
- Double garage plus secure double carport
- All bedrooms (except study) include built-in wardrobes
- Three split system air-conditioners throughout
- 5kW solar system for energy savings

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	1ECFFAE
Property Type	House
Land Area	486.9 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Pool

James Trivor 0422 696 125

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

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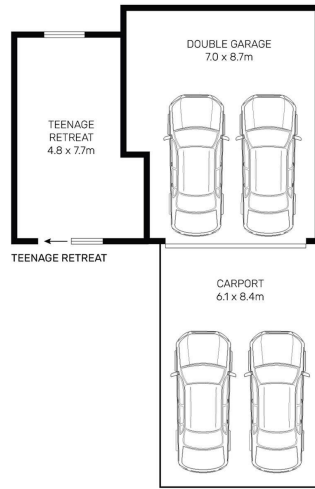
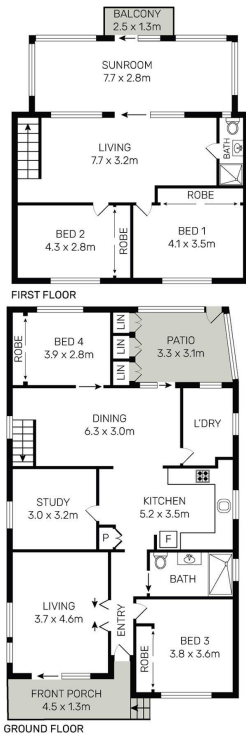
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