



40 Killara Avenue, Panania

3 1 2

## Endless Potential on 486.9sqm — Prime Family Location with Side Access

Red Carpet Event | Wednesday 15th April at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Positioned in a quiet, family-friendly pocket, this versatile property presents an exceptional opportunity for buyers looking to secure a prime parcel of land with endless potential. Whether you're planning a knock-down rebuild, a full renovation, or looking to capitalise on a solid home in a sought-after location, this is one you won't want to miss. Set on approximately 486.9sqm, the block offers the ideal foundation to create your dream home or investment.

The existing residence features a functional three-bedroom, one-bathroom layout, providing immediate liveability or rental potential while you plan your next move. With side access leading through to a lock-up garage and a generous backyard, the property offers both practicality and space-perfect for families, tradies, or those needing extra storage or vehicle accommodation.

Location is a standout, with Killara Reserve just a short 1-minute walk

### AUCTION

Wed 15th Apr @ 6:30PM

### VIEW

Sat 4th Apr @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

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away, offering open green space for kids, pets, and weekend relaxation. You're also only a quick 9 min walk to Panania Station, local shops, and popular cafés, ensuring convenience is always at your doorstep. This is a rare chance to secure a well-positioned property with scope to add serious value.

- Approx. 486.9sqm block with excellent potential
- Ideal knock-down rebuild or renovation opportunity
- Existing 3-bedroom, 1-bathroom home
- Side access to lock-up garage
- Spacious rear yard with plenty of room for future enhancements
- Quiet, family-friendly location
- " 1-minute walk to Killara Reserve
- " 9 minute walk to Panania Station, shops & cafés

Virtual furniture has been added to images for illustrative purposes only.

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	1EX3FAE
Property Type	House
Land Area	486.9 m2

**James Trivor 0422 696 125**

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

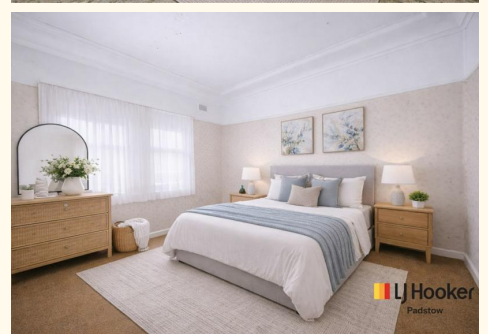
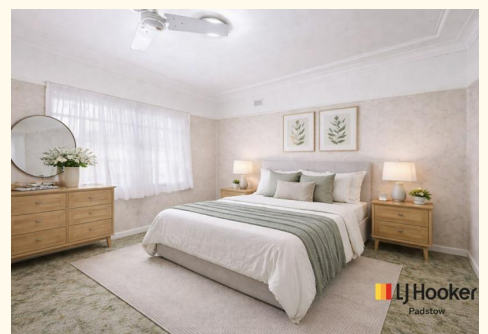
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