

## Panania, 48 Tower Street

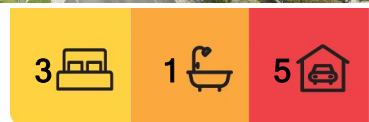
Superb Opportunity —Family Home, Duplex Potential, or Investment Goldmine!

Red Carpet Event | Wed 26th February at the Revesby Workers Club. (2B Brett St, Revesby) Registrations from 6.00pm.

Welcome to this well-maintained, spacious 3-bedroom family home set on a generous 607sqm block. With a 15.24m frontage it offers endless possibilities for upsizers, savvy investors and developers alike.

With comfortable interiors and a family-friendly design, this property is ideal for those seeking a move-in-ready home with scope to capitalise further. Whether you're looking to renovate and add a granny flat or redevelop and build a duplex (STCA) to add real value, this property provides the foundation to make your vision a reality.

Conveniently located within walking distance to Revesby train station (14-minute walk) and



**For Sale**  
\$1,661,000

**View**  
[ljhooker.com.au/1AB2FAE](http://ljhooker.com.au/1AB2FAE)

**Contact**  
**James Trivor**  
0422 696 125  
[james.trivor@ljhooker.com.au](mailto:james.trivor@ljhooker.com.au)  
**Phillip Btonis**  
0426463228  
[phillip.btonis@ljhooker.com.au](mailto:phillip.btonis@ljhooker.com.au)

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

**Disclaimer:** 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.



close to schools, parks, shops, and restaurants, this home delivers the best of suburban living with easy access to essential amenities.

A fantastic opportunity if you're a family seeking an affordable entry into a thriving community, an investor looking for great rental returns, or a developer ready to capitalise on the duplex potential, this property ticks all the boxes!

#### Key Features:

- 3 well-sized bedrooms with potential for a fourth.
- Spacious modern kitchen with gas cooktop, electric oven, dishwasher and ample bench space.
- Separate living and dining areas perfect for family life.
- Air-conditioned interiors and a large undercover entertainment area.
- Single lock-up garage with a workshop area and convenient side access.
- Sun-drenched child-friendly backyard with rolling level lawns and patio space.
- Solar Panels and 5000L Water Tank
- Proposed rental return of approximately \$900 per week, making it an attractive investment.
- 607sqm (approx.), 15.24m frontage room for duplex /granny flat STCA

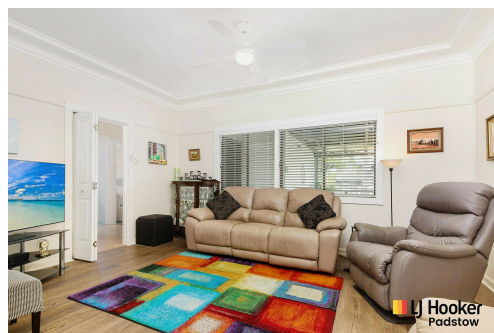
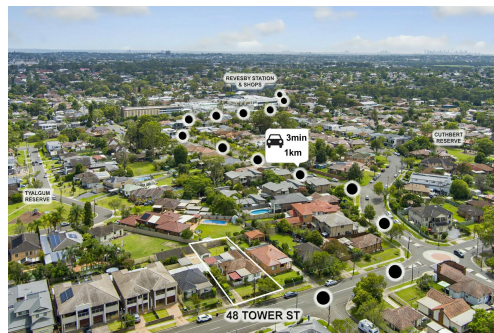
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

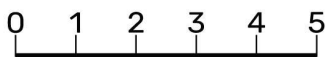
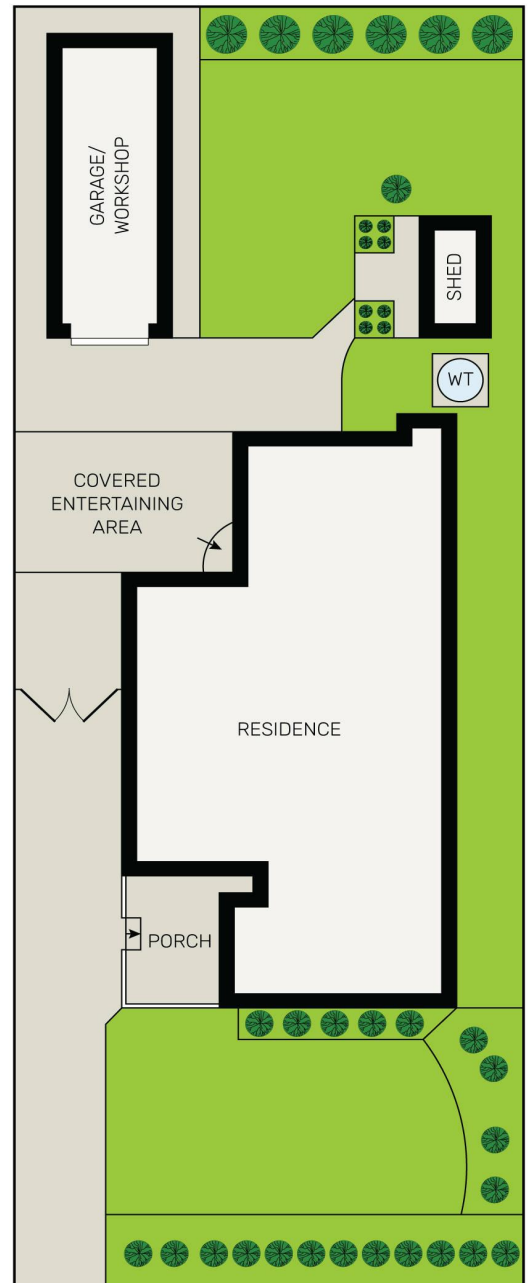
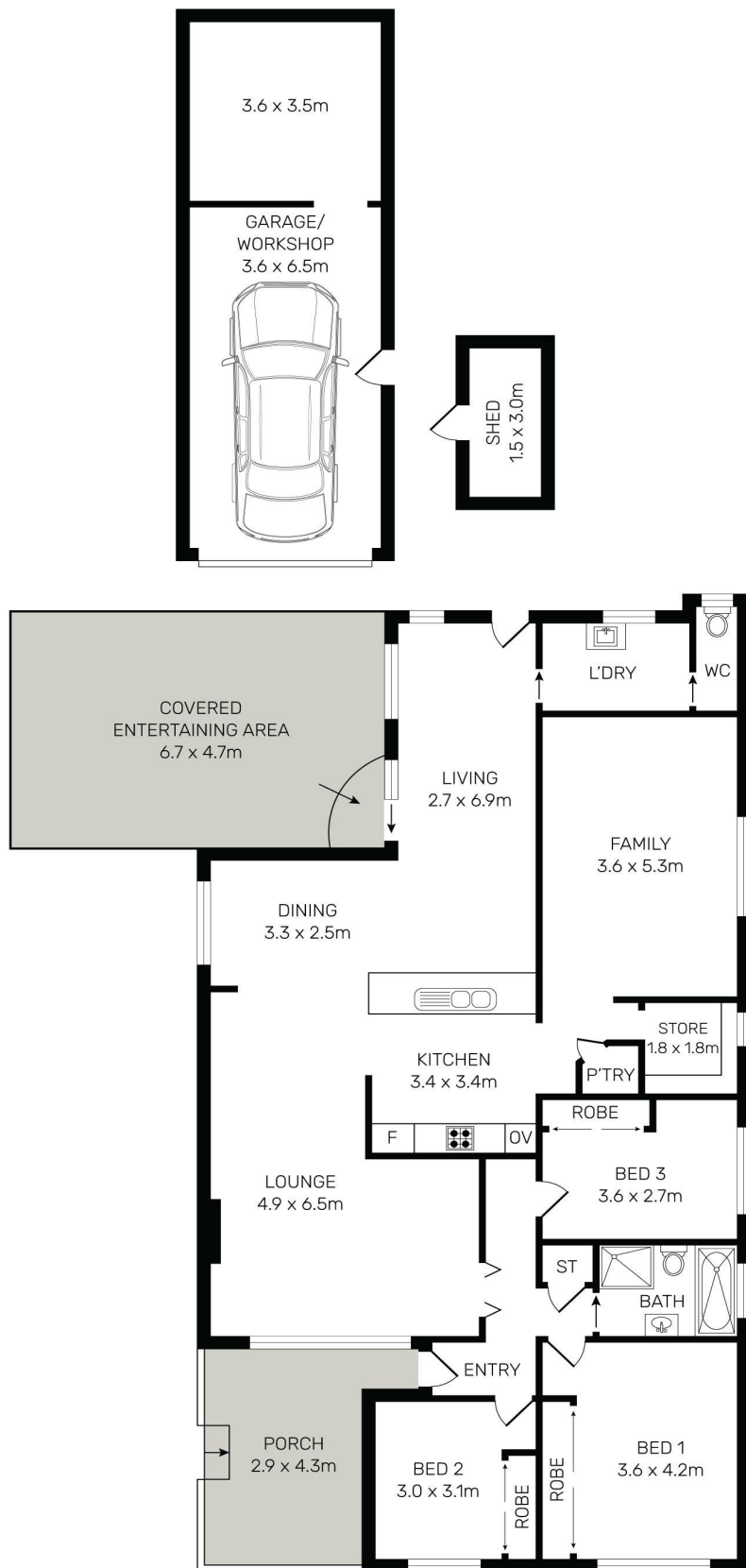
## More About this Property

Property ID	1AB2FAE
Property Type	House
Land Area	607 m2
Including	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

**LJ Hooker Padstow (02) 9771 1177**  
 2 Padstow Parade, PADSTOW NSW 2211  
 padstow.ljhooker.com.au | reception.padstow@ljhooker.com.au





All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



## 48 Tower Street, Panania



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

**Disclaimer:** 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.