



64 Gowlland Parade, Panania

## Prime Duplex Site Set on Approx. 556.4sqm with Wide 16.76m Frontage

Positioned in a highly convenient location, this outstanding home presents an exciting opportunity for developers, investors and land bankers alike. Set on approximately 556.4sqm with a generous 16.76m frontage, the block offers excellent scope for a potential duplex site (STCA), making it a rare find in today's market.

The existing home features three well-proportioned bedrooms and comfortable living spaces, providing immediate rental income or the option to occupy while planning your next move. To the rear, there is further potential with a self-contained teenage retreat, adding versatility for intergenerational living.

Located just a 3-minute drive to Panania shops and train station, the home combines strong development appeal with everyday convenience. Whether you're looking to build, invest, or secure a prime parcel for the future, this is an opportunity not to be missed.

- Prime duplex site potential (STCA) set on approx. 556.4sqm w/ wide 16.76m frontage
- Current home features three generously sized bedrooms

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.

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### FOR SALE

For Sale \$1,680,000 - \$1,730,000

### VIEW

By Appointment

### AGENTS

Lush Pillay  
0407 121 573  
lush.pillay@ljhooker.com.au

Baker Chahwan  
02 9771 1177  
baker.chahwan@ljhooker.com.au

### AGENCY

LJ Hooker Padstow  
(02) 9771 1177



- Self-contained teenage retreat at the rear adding versatility for intergenerational living
- Ideal for developers and astute investors w/ potential return of approx. \$800-850/week
- Excellent landbank opportunity, lease out or occupy while you plan your next move
- Rare opportunity in a tightly held location, ideal for first home buyers or investors
- Approx. 3-minute drive to Panania station, schools, shops and amenities
- Convenient access to m5 motorway, shops & schools just a short walk away

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	1EW6FAE
Property Type	House
Land Area	556.4 m2

### Lush Pillay 0407 121 573

Principal & Director | lush.pillay@ljhooker.com.au

### Baker Chahwan 02 9771 1177

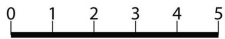
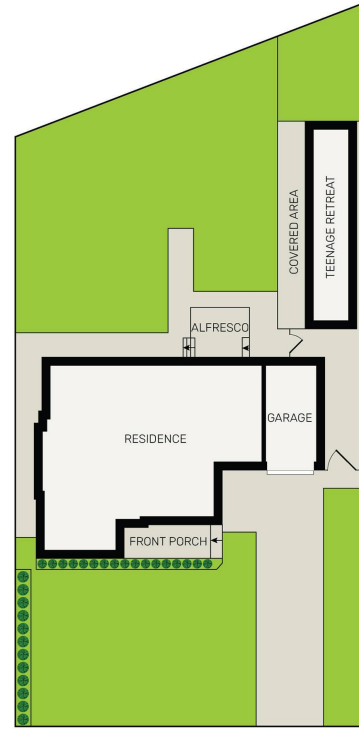
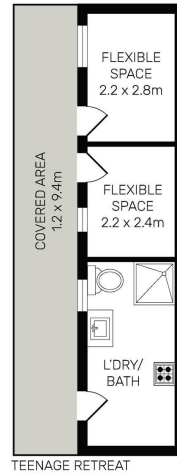
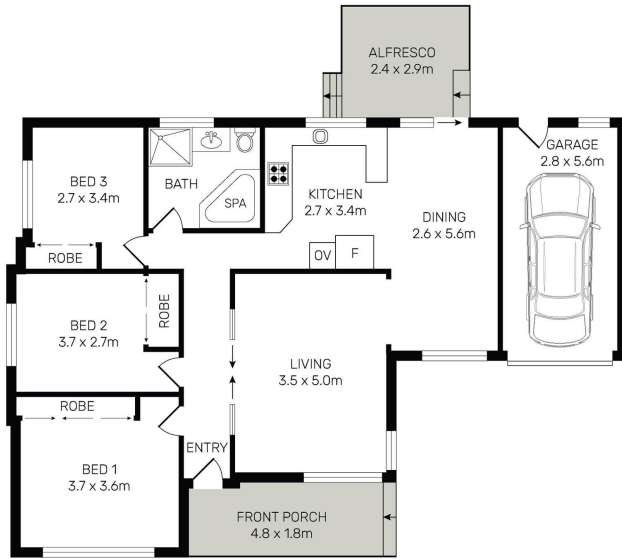
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

### LJ Hooker Padstow (02) 9771 1177

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**LJ Hooker**  
Padstow



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**LJ Hooker**