



LJ Hooker
Padstow



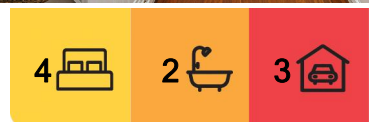
Panania, 7 Bell Street

Potential Duplex Site (STCA) Or Just Move In - Approx 765sqm Block

With undeniable street appeal and an unbeatable location, this residence stands out from the rest. Designed for effortless living, this residence offers an exceptional opportunity in one of Panania's most sought after locations. Just a short walk to public transport, shops and schools, this home is ideal for growing families seeking a balance of lifestyle and accessibility.

From the moment you approach the home you'll be greeted by the flowing lines of the low maintenance Eko Decking. Inside, this beautifully presented four-bedroom two storey residence has been freshly painted throughout and fitted with new carpet. From its stunning polished timber floors to the outdoor entertaining areas, every detail has been thoughtfully designed to meet modern family needs.

Boasting both formal and informal living spaces, this home seamlessly connects indoor



For Sale
SOLD

View
ljhooker.com.au/1E9EFAE

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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.

and outdoor living. The expansive granite kitchen, complete with ample bench space with breakfast bar and a walk-in pantry. The master bedroom features a large built-in wardrobe and is serviced by a newly, renovated bathroom upstairs plus an additional updated downstairs bathroom. Spacious laundry with convenient outside access represents a further bright and functional space.

The inviting covered pergola/alfresco entertaining area overlooks the sparkling saltwater in-ground pool with glass fencing, creating the perfect setting for weekend gatherings and even staycations. This home is packed with features, including ducted air conditioning, a double garage with side access and a separate workshop area with storage. The low maintenance backyard offers both lawn space along with a kid's cubby house.

- Freshly painted, new carpet four bedroom residence
- Spacious kitchen with ample storage and generous bench space
- Four well-sized bedrooms, all with built-in robes
- Formal Lounge and separate dining and family rooms
- Rear covered alfresco entertaining area overlooking an in-ground saltwater pool
- Ducted air conditioning, downlights, and stunning timber floors
- Double garage with side access plus storage and additional off-street parking
- Convenient location-15 min walk to Panania Station, shops, schools & cafes
- Frontage is 15.24m x 50.29 metres deep - duplex approval subject to council approval.

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.

More About this Property

Property ID	1E9EFAE
Property Type	House
Land Area	765 m2
Including	Study

David Looney 0412 257 476

Sales Agent | David.looney@ljhooker.com.au

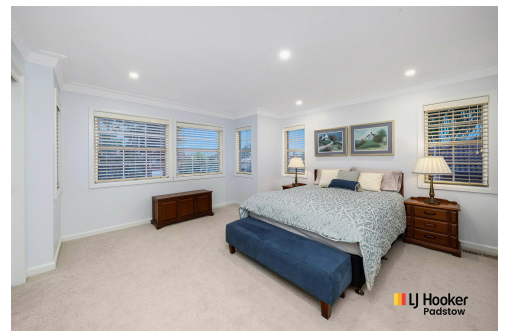
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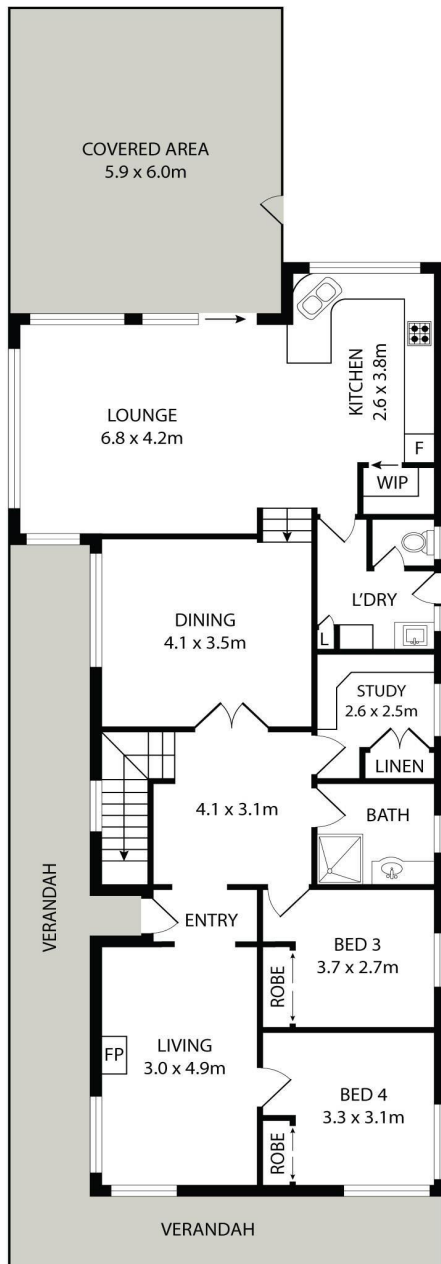
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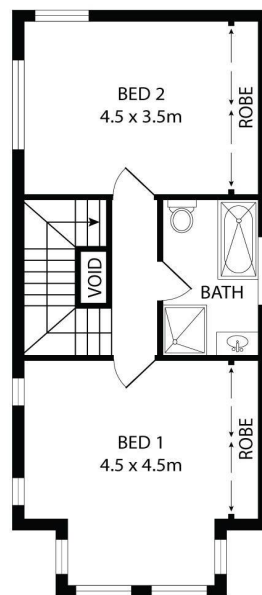
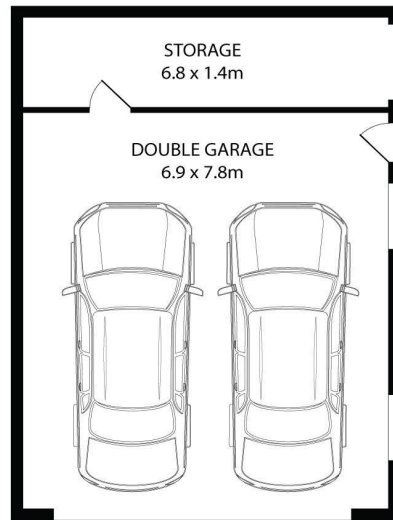


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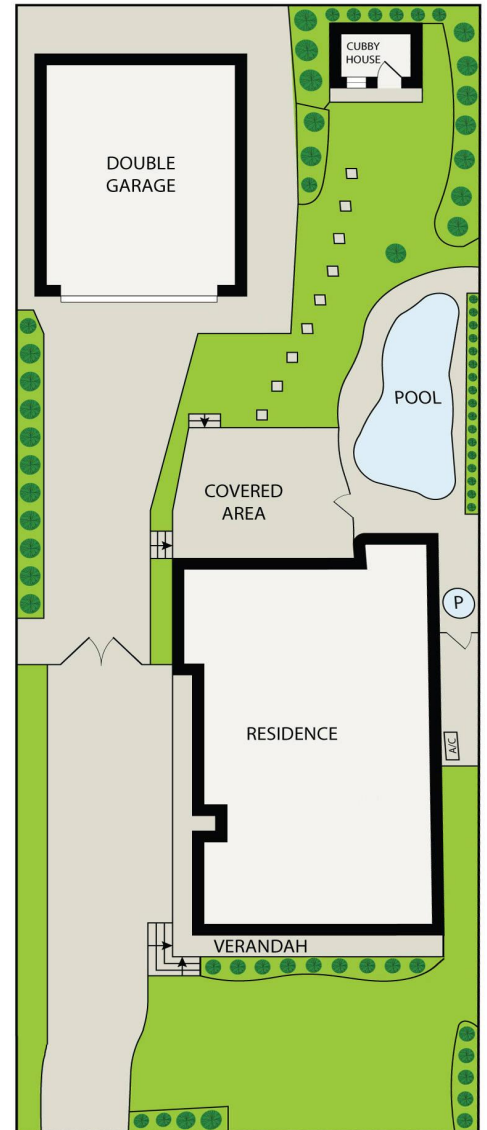
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GROUND FLOOR



UPPER FLOOR



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