

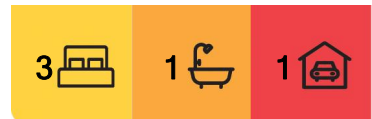


## Panania, 81 Tompson Road

Approximately 841SQM with Development Potential (S.T.C.A)

Attention developers! A prime opportunity awaits in the highly sought-after suburb of Panania, perfect for those looking to upsize and capitalise on a substantial land area of approximately 841sqm.

This property features a solid 3-bedroom residence with one bathroom and freestanding garage. While the existing home is perfectly livable, the true value lies in the potential for development. With a generous land area, there's ample room for expansion, making it an ideal choice for those looking to upsize or undertake a lucrative development project.



**For Sale**

Auction | This Saturday at 10:15am

**View**

[ljhooker.com.au/YZSF8E](http://ljhooker.com.au/YZSF8E)

**Contact**

**Sam Nader**

0450 400001

[Sam.bm@ljhooker.com.au](mailto:Sam.bm@ljhooker.com.au)



**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.

**LJ Hooker Bankstown | Moorebank**  
**(02) 9708 2244**

The property offers a wealth of opportunities, whether you're looking to renovate, extend, or develop (S.T.C.A). With its prime location and substantial land size, it represents a rare and valuable opportunity in today's market.

Don't miss out on the chance to secure this property and reap the rewards of its potential. This is a unique opportunity to upsize and invest in a growing area with strong future prospects.

Property features:

- Massive 841sqm with a 15.24m frontage (approx.)
- Three spacious bedrooms, all fitted with built in robes
- Renovated bathroom with additional separate toilets
- Kitchen with stainless steel appliances
- Outdoor laundry
- Air-conditioning fitted in every room
- Freestanding garage
- Grassy yard
- Endless potential (S.T.C.A)

DISCLAIMER: While LJ Hooker Bankstown have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein.

LJ Hooker Bankstown urges prospective purchasers to make their own inquiries to verify the information contained herein.



**LJ Hooker Bankstown | Moorebank**  
**(02) 9708 2244**

**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.

## More About this Property

**Property ID** YZSF8E

**Property Type** House

**Land Area** 841 m<sup>2</sup>

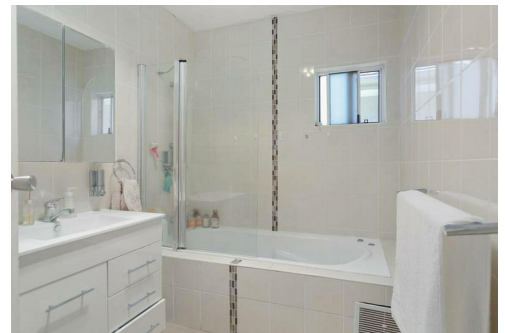
### Sam Nader

Director | [Sam.bm@ljhooker.com.au](mailto:Sam.bm@ljhooker.com.au)

### LJ Hooker Bankstown | Moorebank (02) 9708 2244

11 Marion Street, BANKSTOWN NSW 2200

[bankstown.ljhooker.com.au](http://bankstown.ljhooker.com.au) | [bankstown@ljhooker.com.au](mailto:bankstown@ljhooker.com.au)



**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.

**LJ Hooker Bankstown | Moorebank  
(02) 9708 2244**





81 Tompson Road, **Panania**

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.