






1/50 Picnic Point Road, Panania

# Spacious Dual-Level Townhouse with Open-Plan Living & Private Courtyard —Minutes to Panania Station

Red Carpet Event | Wednesday 18th November at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Offering the perfect combination of comfort and convenience, this beautifully presented three-bedroom townhouse presents an outstanding opportunity for first home buyers, downsizers and savvy investors alike. Showcasing generous proportions and a functional dual-level layout, the home delivers effortless, low-maintenance living in a highly convenient location.

At the heart of the home, a well-appointed kitchen showcases gas cooking, stainless steel appliances, generous pantry storage and a convenient breakfast bar, effortlessly flowing into the separate living and dining areas to create a welcoming and functional space for everyday living and entertaining. Upstairs, three generously proportioned bedrooms each feature walk-in wardrobes, including a spacious master retreat complete with a private ensuite. A separate

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**FOR SALE**
For Sale $1,020,000 - $1,120,000

**VIEW**
Sat 21st Nov @ 1:45PM - 2:15PM

**AGENTS**

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Baker Chahwan
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**AGENCY**

LJ Hooker Padstow
(02) 9771 1177

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.

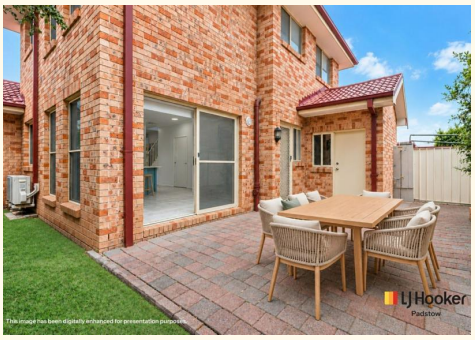
downstairs powder room provides added convenience, while the tandem double garage, complete with a workshop space, offers exceptional functionality and versatility.

Stepping outside, a private and low-maintenance courtyard features a grassed area ideal for children and pets to enjoy, complemented by convenient side access for added practicality. Additional highlights include a storage room on the ground floor and lean strata rates, further enhancing the home's appeal. Positioned approximately a 3-minute drive from Panania Station, local shops, schools, cafés and everyday amenities, this exceptional home offers an outstanding lifestyle opportunity in a sought-after and family-friendly location.

- Townhouse with three generously sized bedrooms, all featuring walk-in wardrobes
- Spacious master retreat complete with a private ensuite for everyday convenience
- Central kitchen with gas cooking, stainless steel appliances and breakfast bar
- Tandem double garage with workshop area, storage room and separate powder room
- Private, low-maintenance courtyard with grassed area and functional side access
- Ideal home for first home buyers, downsizers and savvy investors
- Ideal investment with potential returns of $750 per week, $39,000 P/A
- 3-minute drive to Panania Station, shops and schools and local amenities

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. Images are for illustrative purposes only and may have been digitally enhanced, edited or virtually styled for presentation purposes. Furniture and other items depicted may not be included in the sale. Interested parties should rely on their own inspections and enquiries to verify the property's actual condition, features and inclusions.











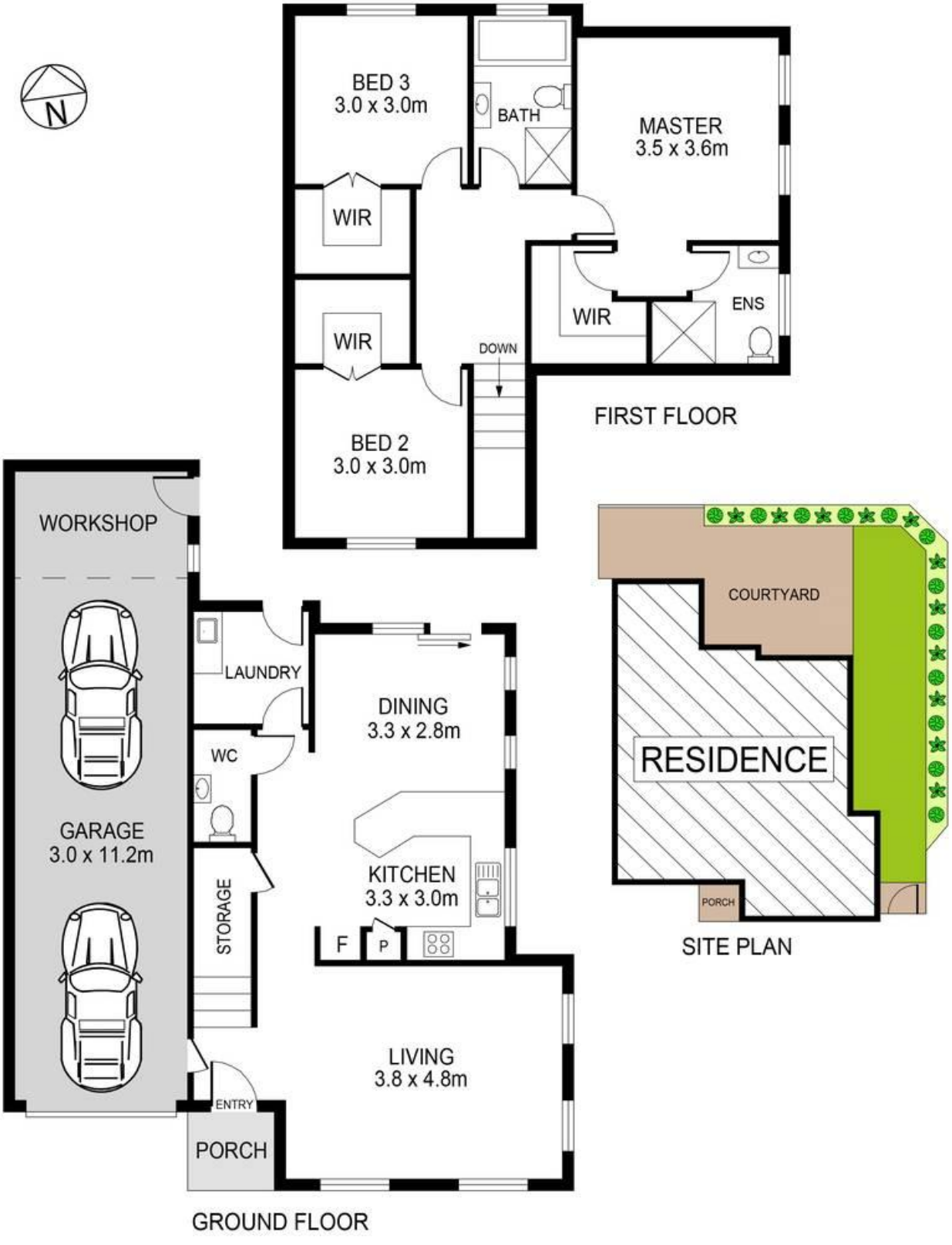
## MORE DETAILS

| | |
|---|---|
| Property ID | 1FAPFAE |
| Property Type | Townhouse |
| Including | Ensuite |
| | Air Conditioning |
| | Built-in-Robes |
| | Car Parking - Surface |
| | Carpeted |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |

**Lush Pillay 0407 121 573**
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**Baker Chahwan 02 9771 1177**
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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# 1/50 PICNIC POINT ROAD, PANANIA

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.
**PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38**

LJ Hooker
Padstow

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LJ Hooker