







302/35 Anderson Avenue, Panania

Ideal First Home or Investment in Prime Location —80m to Panania Station

Delivering the perfect balance of style, comfort and convenience, this beautifully presented apartment offers an exceptional lifestyle opportunity in one of Panania's most sought-after locations. Showcasing modern interiors, quality finishes and a practical open-plan design, it is ideal for first-home buyers, downsizers and investors alike.

Bathed in natural light, the spacious living and dining area seamlessly extends to an entertainer's balcony, creating an effortless indoor-outdoor flow. The modern kitchen is thoughtfully appointed with premium appliances, gas cooking and storage, while two generous bedrooms provide comfortable accommodation. The master retreat additionally features a walk-in wardrobe and private ensuite.

Positioned only moments from Panania Station, local shops, cafés and everyday amenities, this impressive home combines low-maintenance living with unbeatable accessibility. Complete with timber flooring throughout, ducted air-conditioning, secure basement parking and a lock-up storage cage, this is a superb opportunity to secure a

2 2 1

FOR SALE
SOLD $810,000

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

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.

modern apartment in an ultra-convenient setting.

- Modern two-bedroom apartment in a prime location, seconds to shops & cafes
- Sundrenched open-plan living and dining flowing to a spacious balcony
- Large master suite with walk-in robe and private ensuite
- Central kitchen with premium appliances, gas cooking, double sink and storage
- Comfortable timber flooring & ducted air-conditioning providing year-round comfort
- Secure basement parking with a lock-up storage cage, visitor car spaces available
- Approx. 80m to Panania Station with express CBD & airport services

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	1F11FAE
Property Type	Unit
Land Area	98 m2
Including	Ensuite
	Air Conditioning
	Alarm
	Intercom
	Built-in-Robes
	Area Views
	Car Parking - Basement
	Close to Schools
	Close to Shops
	Close to Transport







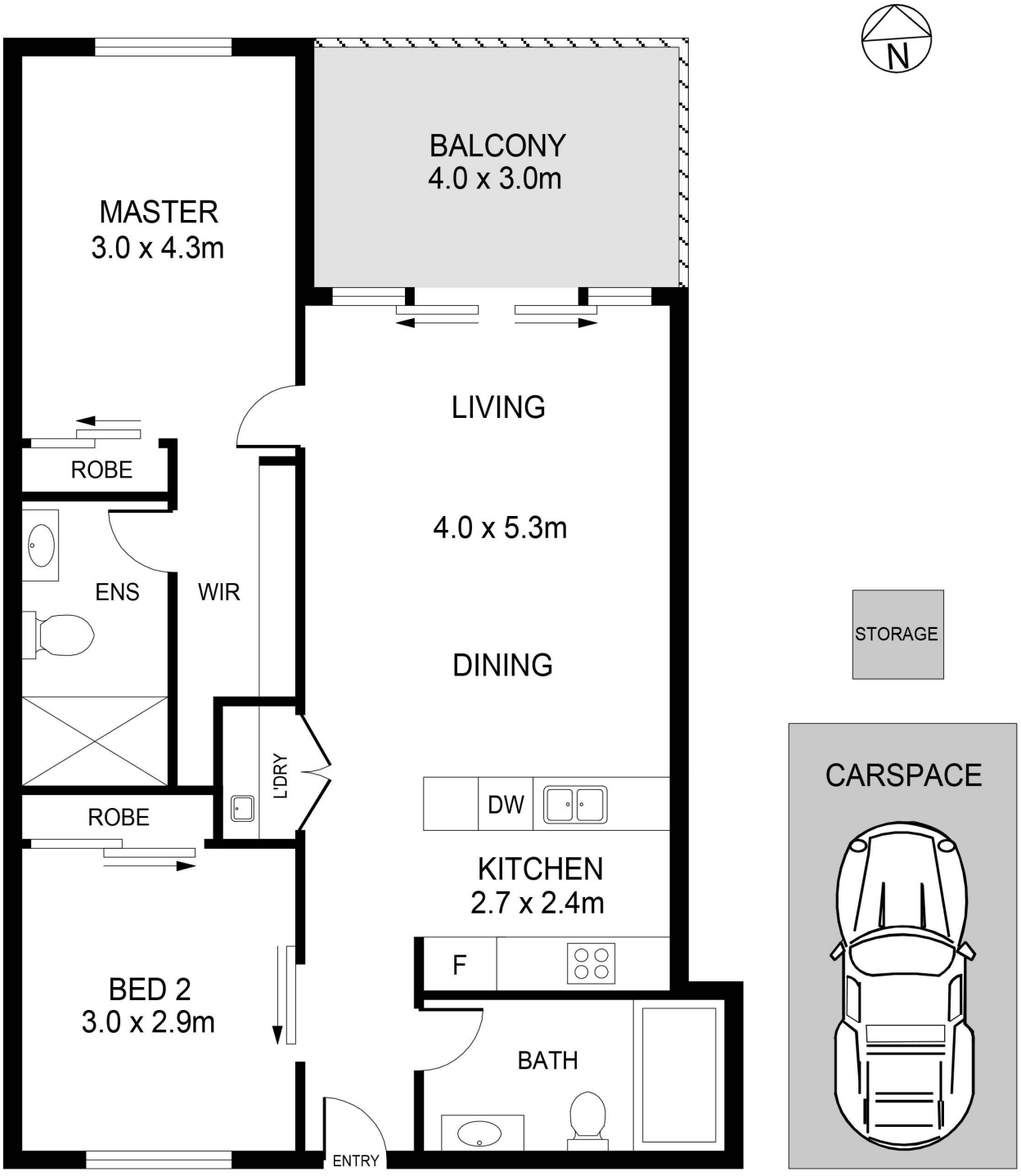




Lush Pillay 0407 121 573
Principal & Director | lush.pillay@ljhooker.com.au
Baker Chahwan 02 9771 1177
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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

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.



302/35 ANDERSON AVENUE, 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

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