



G01/35 Anderson Avenue, Panania




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

Embracing modern design and low-maintenance living, this stylish unit presents the perfect blend of comfort and convenience. With quality finishes throughout and a spacious open-plan layout, it's an ideal choice for first-home buyers, downsizers, or astute investors seeking a move-in-ready opportunity.

Thoughtfully designed, the home offers seamless indoor-outdoor living, with a well-positioned kitchen featuring premium appliances and gas cooking. Two generously sized bedrooms, including a master with an ensuite, provide restful retreats, while the sundrenched north-facing balcony provided the perfect option for entertaining or simply relaxing in privacy.

Located just 80m from Panania Station, this property ensures effortless commuting and everyday convenience. Residents also enjoy access to a common courtyard, plus a secure car space and a private lock-up storage cage, alongside zoned ducted air-conditioning, combining lifestyle with practicality in a prime location.

- Modern unit featuring two bedrooms, secure car space and lock-

2  2  1 

FOR SALE
SOLD \$785,000

AGENTS

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

Malayka Kounsai
malayka.kounsai@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.

 **LJ Hooker**

- up storage cage
- Open-plan living & dining, well-positioned kitchen w/ gas cooking, premium appliances
- Master bedroom featuring ensuite, both bedrooms with built-in robes & carpets
- Sundrenched and north-facing, balcony w/ gas point perfect for entertaining
- Ducted air-conditioning with dual zoning for year-round comfort
- Timber floorboards throughout living area, internal laundry with dryer
- Basement garage for secure off-street parking, visitor car spaces available
- Located just 80m or 1 minute walk to Panania station, shops & 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. All interested parties should make and rely upon their own enquiries.

MORE DETAILS

| | |
|---------------|------------------------|
| Property ID | 1EHEFAE |
| Property Type | Unit |
| Land Area | 102.4 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Intercom |
| | Built-in-Robes |
| | Car Parking - Basement |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |
| | Security Access |

Lush Pillay 0407 121 573

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

Malayka Kounsai

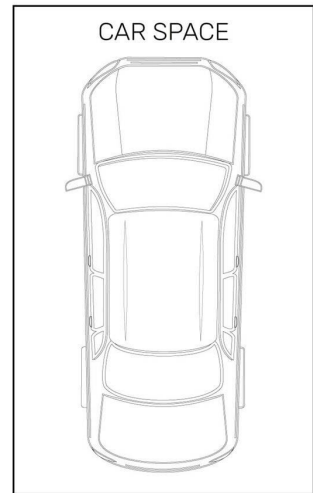
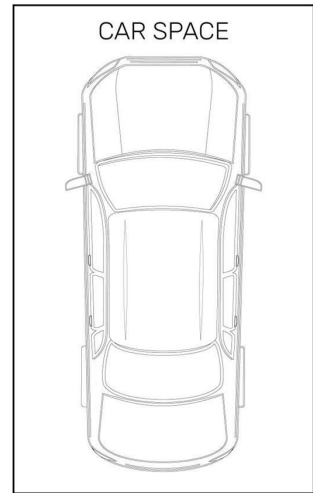
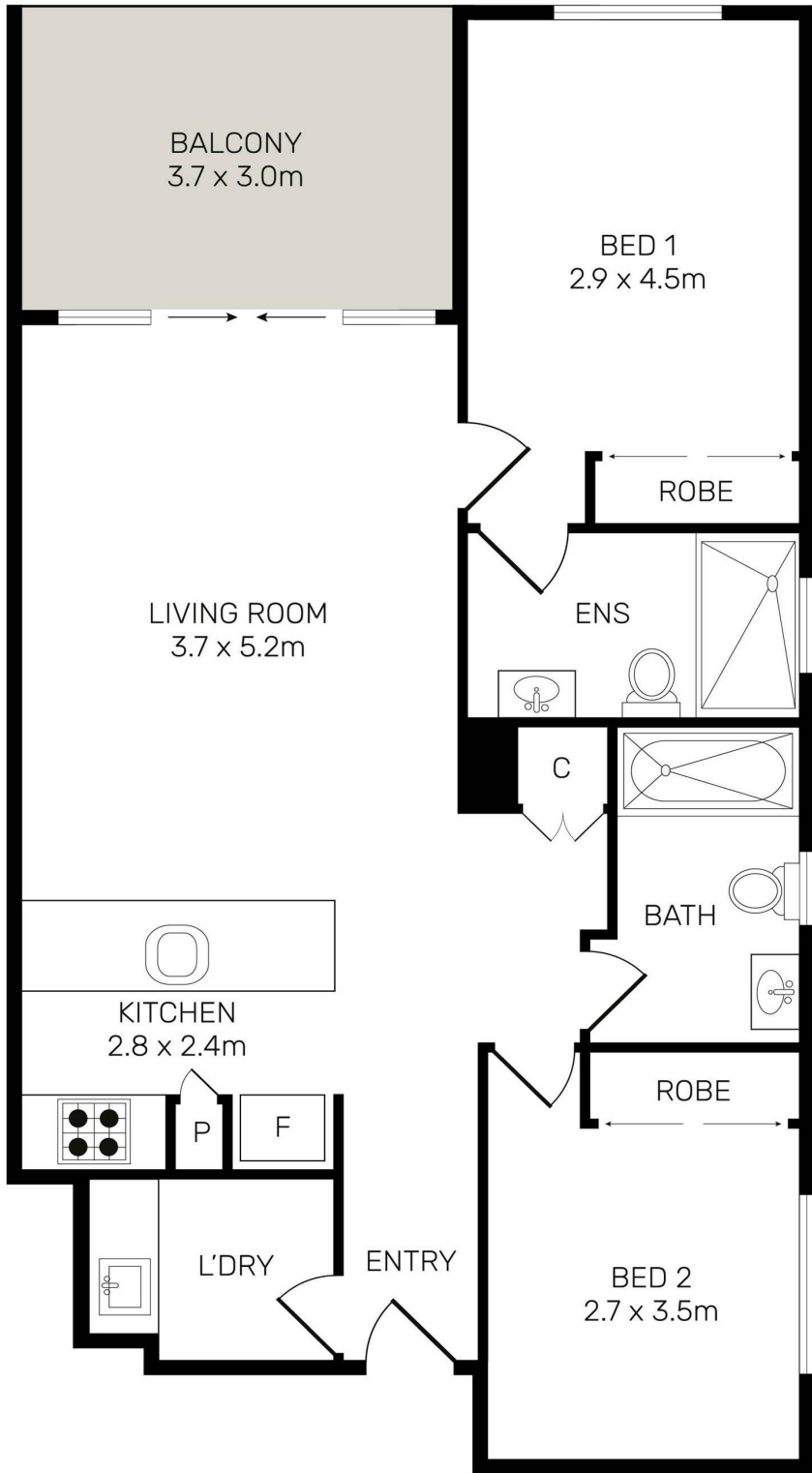
Executive Assistant To Lush Pillay | malayka.kounsai@ljhooker.com.au

LJ Hooker Padstow (02) 9771 1177

2 Padstow Parade, PADSTOW NSW 2211

padstow.ljhooker.com.au | reception.padstow@ljhooker.com.au





(BEHIND THE BASEMENT GARAGE)



101/35 Anderson Avenue, Panania

All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

(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.

