






5/8-10 Wilson Street, Panania

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Turn-Key Single Level Villa in Boutique Block of 6 —5 Min Stroll to Panania Station

FOR SALE
\$1,185,000

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

Red Carpet Event | Wednesday, 25th March at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Perfectly positioned at the quiet end of a boutique block of 6, this single-level villa delivers an outstanding opportunity for first-home buyers, downsizers and investors. Offering a true turn-key lifestyle, the property combines generous proportions, low-maintenance living and exceptional privacy in a highly convenient location just minutes from Panania Station and local amenities.

The home features three well-proportioned bedrooms, providing comfortable accommodation for modern living. Designed for effortless entertaining, the home showcases a spacious open-plan lounge and dining area, creating a light-filled and welcoming atmosphere throughout.

Step outside to discover a low-maintenance outdoor zone, perfect for relaxing without the upkeep. With lean strata rates and strong rental appeal, this is an ideal investment or move-in-ready home for those

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**

seeking convenience and lifestyle. Located only five minutes from Panania train station, local shops, cafés and local amenities, this rare offering in a tightly held street promises both lifestyle appeal and long-term convenience.

- Single-level villa in a boutique block of six
- Positioned at the quiet rear end of the complex for added privacy
- Three well-proportioned bedrooms, main with ensuite/full bathroom
- Open-plan lounge and dining layout flowing seamlessly to the outdoors
- Low-maintenance outdoor entertaining area
- Turn-key property ideal for first-home buyers, downsizers or investors
- " Strong investment potential with approx. \$750—\$800pw return, lean strata rates
- Just a five minute stroll to Panania Station, shops, cafes and 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	1EVSFAE
Property Type	Villa
Including	Ensuite Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

Lush Pillay 0407 121 573

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

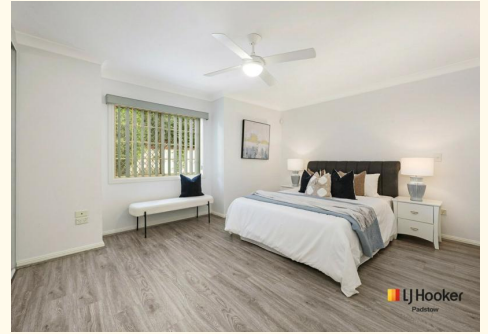
Baker Chahwan 02 9771 1177

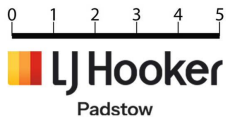
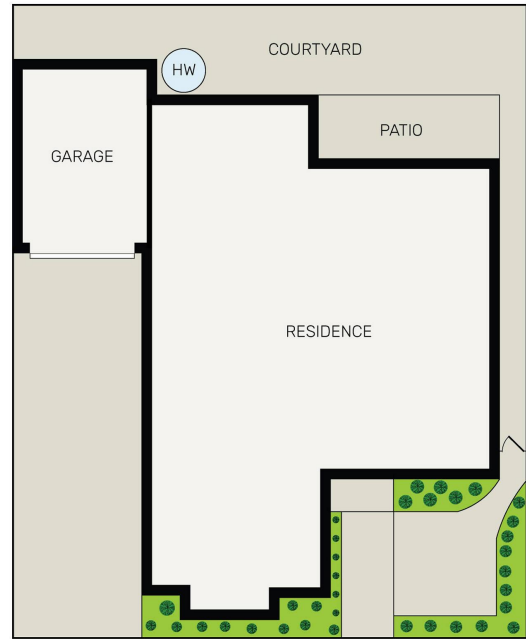
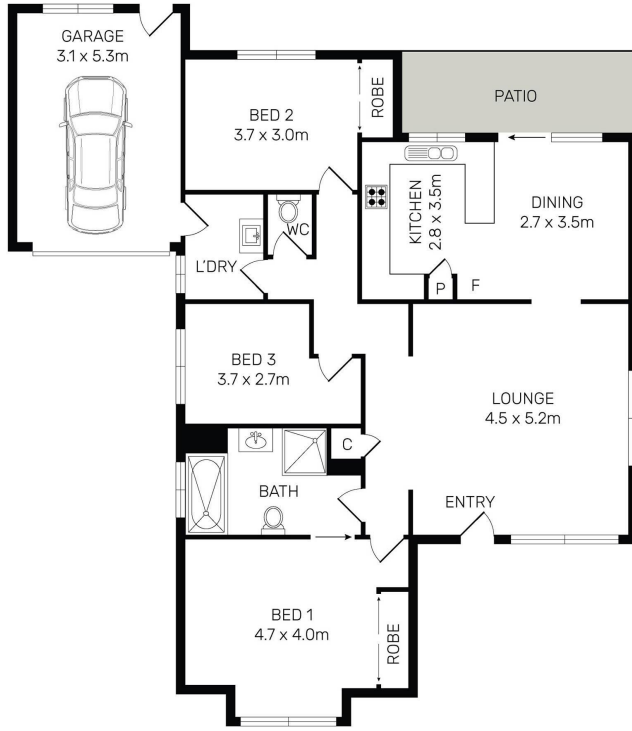
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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