




Villa 4/18-20 Woodburn Avenue, Panania

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## Proudly Sold by Haydn Maxwell - LJ Hooker Lifestyle Group

**FOR SALE**  
Please Call

**AGENCY**  
LJ Hooker Camden  
(02) 4655 2111

Your Dream Home Awaits in Panania!

Welcome to 4/18-20 Woodburn Avenue, Panania!

if you are ready to step into your first home or downsize, this one is definitely for you.

This stunning property is perfect for astute buyers looking for a blend of comfort, style, and convenience.

Complete with 2 spacious bedrooms, 2 modern bathrooms, and 2 garages, this home in a sought after location offers everything you need to start your new chapter.

### Key Features:

- Bedrooms: 2 generous bedrooms with built-in wardrobes, providing ample storage and a cozy retreat.
- Bathrooms: 2 stylish bathrooms, including an ensuite in the master bedroom, ensuring privacy and convenience.
- Garages: Double garage space, perfect for your vehicles or extra storage.
- Land Area: 201 sqm of well-utilised space, providing a

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

manageable yard for outdoor activities or gardening.

**Interior Highlights:**

Step inside to discover a bright and airy living space, adorned with sleek tiles and modern finishes. The open plan kitchen and living area create a welcoming atmosphere, ideal for entertaining friends and family. The kitchen features contemporary cabinetry, stainless steel appliances, and a spacious island bench perfect for those who love to cook!

**Outdoor Oasis:**

The backyard is a true gem! Enjoy a lush, green lawn surrounded by fencing for privacy, making it the perfect space for weekend barbecues, a children's play area, or simply relaxing in the sun.

Situated in the heart of Panania, you'll benefit from easy access to local amenities, schools, parks, and public transport. Enjoy the convenience of nearby shops and cafes, all while living in a peaceful suburb.

**Don't Miss Out!**

This property is an excellent opportunity for first home buyers looking to invest in their future or those wishing to downsize. With its modern features, prime location, and charming appeal, it won't last long on the market.

Contact us today or we will love to see you at the open home!

**Disclaimer:** All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

**MORE DETAILS**

Property ID	3UJ1N
Property Type	Villa
Land Area	201 m2

**LJ Hooker Camden (02) 4655 2111**  
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