







1/4 Karen Avenue, Picnic Point

Modern Duplex Living with Premium Inclusions & a Sought After Location

Red Carpet Event | Wednesday 27th May at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

This stylish and freshly updated duplex offers the perfect combination of comfort and convenience. Boasting three well-appointed bedrooms, including a master suite with its own ensuite, this home set on approximately. 308sqm is ideal for families, first-home buyers, or savvy investors. Step inside to discover beautifully presented interiors featuring newly installed hybrid timber flooring, fresh paint and custom-made joinery that enhances both functionality and style.

The open plan living and dining space flows seamlessly into a modern kitchen fitted with quality appliances, offering effortless, move-in ready living. A built-in surround sound system enhances the living experience, while year-round comfort is ensured with air conditioning throughout. Step outside to a low-maintenance backyard featuring a pergola, creating the perfect setting for entertaining, along with a garden shed complete with a water system for added convenience. Comfort is ensured year-round with air conditioning throughout and

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FOR SALE
Contact Agent

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.

newly installed ceiling fans.

Additional highlights such as security cameras, a single lock-up garage with internal access, off-street parking and an impressive 26-panel solar system make this property as practical as it is appealing. Positioned within the sought-after catchment for Picnic Point High School and just a 4-minute drive to Panania Station, schools, shops and local amenities, this is a fantastic opportunity to secure a quality home in a desirable location.

- Open plan living & dining with seamless indoor-outdoor flow & surround sound system
- Modern kitchen with premium appliances, new oven & dishwasher and custom joinery
- Three bedrooms with built-in robes, master featuring an ensuite
- Newly installed hybrid timber flooring and fresh paint throughout
- Backyard with pergola for entertaining and garden shed with water system
- Single lock-up garage with internal access and additional off-street parking
- Extra features including security cameras & 26 solar panels for energy efficiency
- Located within Picnic Point High School & Panania Public School catchment
- Just a 4-minute drive to Panania Station, schools, shops & 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. All interested parties should make and rely upon their own enquiries.

MORE DETAILS

Property ID	1F02FAE
Property Type	DuplexSemi-detached
Land Area	308 m2
Including	Air Conditioning Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport







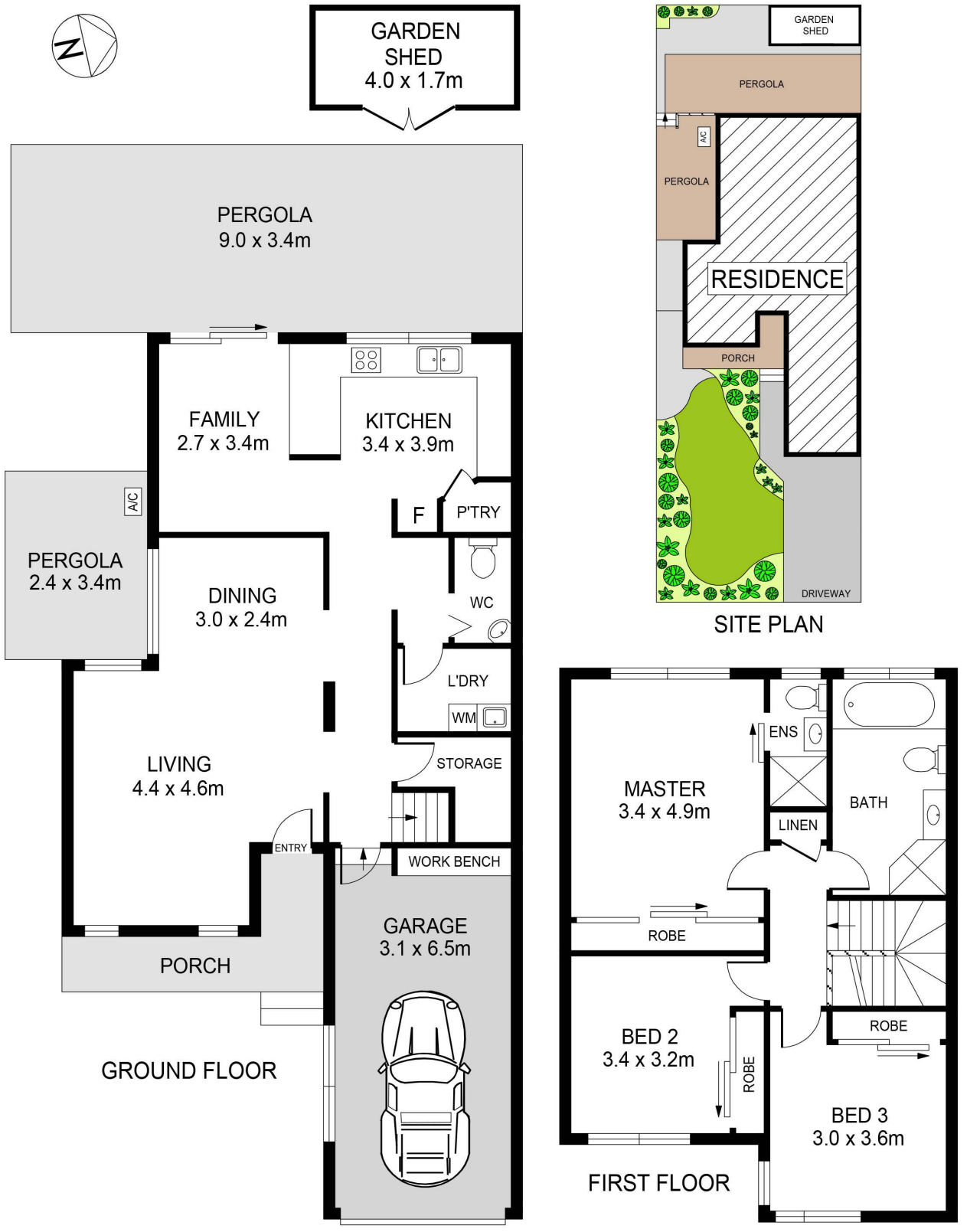




Lush Pillay 0407 121 573
Principal & Director | lush.pillay@ljhooker.com.au
Baker Chahwan 02 9771 1177
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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

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1/4 KAREN AVENUE, PICNIC POINT

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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