



6/26 Parkview Avenue, Picnic Point

## Single-Level Villa — Easy Living for Downsizers, First Home Buyers or Investors

This charming single-level villa offers an effortless lifestyle in a quiet and secure complex. With its practical design, low-maintenance appeal, and affordable strata, it's an ideal choice for those seeking to downsize, purchase their first home, or secure a solid investment. Neatly presented and ready to enjoy, this home provides comfort, functionality, and a location that ensures long-term value.

The layout has been thoughtfully designed to provide ease of living. A generous master bedroom with built-in robes is complemented by a spacious main bathroom. Everyday comforts are well covered, with ducted air-conditioning, plantation shutters, and downlights throughout. The open living and dining areas flow to a covered alfresco, creating a welcoming space for family gatherings or relaxed weekends at home.

Practicality continues outside with a drive-through garage offering flexible parking options, while the backyard is designed to be low-maintenance — perfect for those who want to enjoy their home without the hassle of constant upkeep. Located just a 7-minute drive to

2 1 1

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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Panania Station and set within the sought-after Picnic Point Public School catchment, this villa blends lifestyle and convenience with genuine everyday livability.

Key Features:

- Situated in a secure complex with low strata fees
- Low-maintenance backyard for easy upkeep
- Ducted air-conditioning throughout
- Downlights enhancing the interiors
- Plantation shutters for added privacy and charm
- Drive-through garage with extra parking flexibility
- Covered alfresco area for entertaining or relaxing
- Master bedroom with built-in robe
- Spacious main bathroom with practical layout
- Within the sought-after Picnic Point Public School catchment

## MORE DETAILS

Property ID	19RGFAE
Property Type	Villa
Land Area	175 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

**James Trivor 0422 696 125**

Sales Agent | james.trivor@ljhooker.com.au

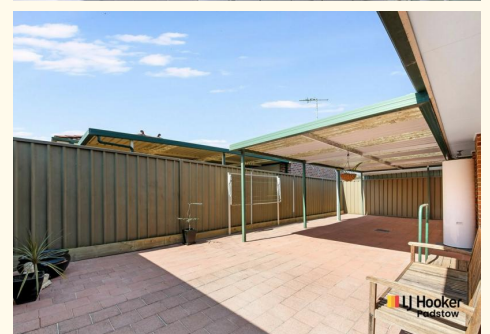
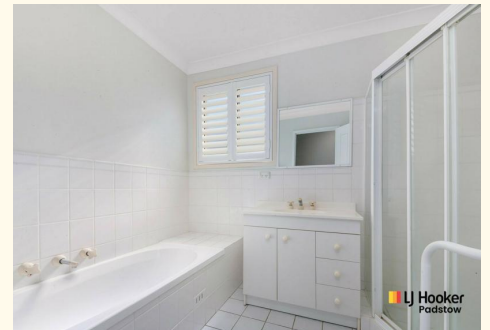
**Phillip Botonis 0426463228**

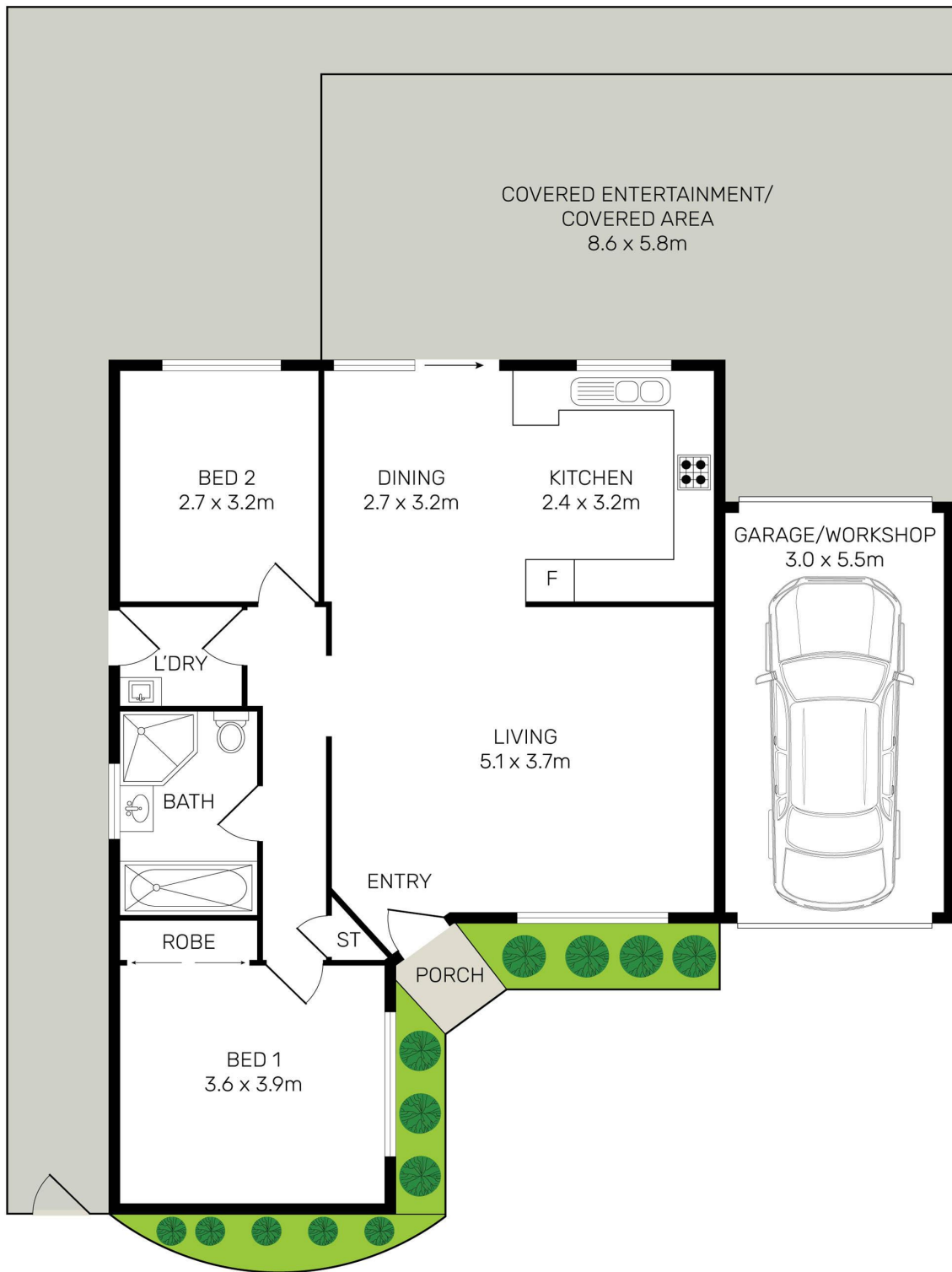
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