



47 Ardath Avenue Panania NSW

A rare and exciting opportunity to secure this 3-bedroom brick home that will provide a savvy buyer with many opportunities. Situated in one of the areas most desired streets on approximately 701sqm with a 14.61m frontage and only moments from Panania Shopping Village, train station and a selection of primary and secondary schools, churches, university, reserves & M5.

The house offers 3 bedrooms, a new modern kitchen with open plan kitchen/dining, recently polished floor boards, a formal lounge room, a sunroom overlooking a massive child & pet friendly backyard. The teenage retreat offers endless opportunities.




We Love:

- Investment prospects or opportunity to add your own touches
- Neat & tidy interior
- Family & pet friendly backyard

Pluses:

- Walking distance to schools, shops & station
- Perfect home or investment
- Land size approximately 701.9sqm

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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Price : \$ 1,021,000

Land Size : 701.9 sqm



Theo Kalinderidis

02 8112 8852

theo@allianceaust.com.au

47 Ardath Ave,
Panania, NSW
Floorplan & Siteplan
(siteplan not to scale)



This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.
Photos and Floorplan by www.opticoolstudios.com

