



34 Hazelglen Avenue Panania NSW

Situated in one of Panania's most sought-after avenues, this home is sure to impress.

This solid single level 3 bedroom brick home sits on a 645sqm north-easterly facing parcel of land that is only a short distance away from Panania shops, train station, schools and parks yet in a quiet location.

With two spacious living rooms, the potential for a 4th bedroom, two modern bathrooms and a spacious internal laundry this home will appeal to a growing family or a couple that is planning a family one day. The functional kitchen is well appointed with stainless steel Miele appliances and caesarstone benchtops. Adjacent to the kitchen is an open plan family/dining room which opens to a large outdoor entertaining area. Ducted air throughout will also cater for year-round comfort.

The backyard is lush and beautifully landscaped, with plenty of room to play on the level lawn. The yard also has a well-designed chicken coup and perfectly positioned vegetable patch. The thoughtful species selection means that you can spend as little or as much time in the garden as you would like.

To complete the home, there is an enormous garage and carport area able to fit all your family's cars, and automatic sliding gate making the home secure for children and pets.




We Love:

- 3 Bedrooms
- 2 Living Areas
- Modern Kitchen

Pluses:

- 2 Bathrooms
- Study/4th bedroom
- Landscaped Gardens

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 : \$ 1,180,000

Land Size : 645 sqm



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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



34 Hazelglen Ave,
Panania, NSW
Floorplan & Siteplan
(siteplan not to scale)