ALLIANCE REAL ESTATE
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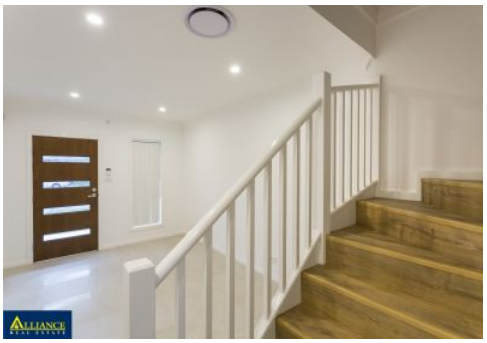
167 Tower Street, Panania NSW 2213
www.allianceaust.com.au



4a Dowding Street Panania NSW

Impressive in design, this brand-new duplex home offers perfect living and entertaining.

State of the art kitchen with 900mm gas cooktop, electric oven, kitchen island, stone benchtops with access door from the kitchen to the alfresco and backyard. Main bathroom is spacious and offers floor to ceiling tiles. Open plan living/dining which continues through to the covered alfresco and child friendly backyard. The master bedroom offers a spacious walk-in wardrobe, large ensuite and balcony access.

Other features include downstairs powder room, ducted air, alarm system, premium floating timber flooring upstairs, large storage under the staircase, downstairs laundry with ample storage, linen press on both levels.

Its convenient location is ideal for those wanting proximity to all the local amenities, schools, university, parks & transport.

We Love:
- Ultra modern design
- Open plan living
- Covered alfresco entertaining

Pluses:
- Down lights, ducted heating & cooling
- Remote control access to garage
- Close to M5, schools, university, parks, shops

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.

4 **2** **1**

Land Size : 304 sqm

Theo Kalinderidis
02 8112 8852
theo@allianceaust.com.au

Rema Fakhoury
02 9771 6115
rema@allianceaust.com.au

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4A Dowding St,

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**

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