



#### 4 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.

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**Land Size** : 302.7 sqm



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Floorplan & Siteplan  
(siteplan not to scale)

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Photos and Floorplan by [www.opticoolstudios.com](http://www.opticoolstudios.com)

