



### 46A Cammarlie Street Panania NSW

A compelling combination of modern design and space awaits you. Only 3 years young with large living areas, featuring tiles and floorboards throughout, ducted air conditioning, alarm system, intercom and remote operated garage.

Fully equipped kitchen with gas cooking and dishwasher opening to separate dining area.

Boasting 4 good size bedrooms all with builtin robes, master bedroom with large ensuite, walkin robe and huge balcony. Fully tiled bathrooms and powder room leading to the internal laundry. Conveniently located within walking distance to Panania Station and shops.

We Love:

- Generous sized rooms
- Floor to ceiling tiled wet areas
- Separate lounge/dining areas

Pluses:

- Gas cooking & Dishwasher
- Ducted Air Conditioning
- Garage & Carspace

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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**Building Size** : 211 sqm  
**Land Size** : 294 sqm



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46A Cammarlie 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](http://www.opticoolstudios.com)

