



### 33a Gowlland Parade Panania NSW

Spoil yourself with these exceptional brand duplex homes in a fantastic location that is perfect for the young, growing and established family.

Situated in one of Panania's most sought-after streets, these homes sits on the high side of the street so privacy is a plus and is located only a short walk to schools, shops & Panania's train station.

An elegant and stylish facade will welcome you into these homes and will certainly place you as one of the best finished duplexes in the suburb.

With four large bedrooms containing built in wardrobes, the main includes an ultra-modern en-suite, walk in robe and private balcony.

Also, upstairs you have large modern bathrooms with free standing baths.

Downstairs you will be enthralled by the large and open entrances with tiled floors throughout, high ceilings and spacious living areas.

Further into the house you will easily be able to cater for your friends and family with second living areas, spacious, modern & large kitchens that feature stainless appliances, stone bench-tops, gas cooking and polyurethane cupboards and butler's pantry.

Out the back you will have your own little piece of paradise with spacious landscaped yards, manicured lawns & a covered alfresco area with BBQ areas.

While stylish, these properties are also very practical with internal laundries & downstairs bathrooms. A lock up garage with internal access & storage make these homes a pleasure to live in.

Other features include intercom, alarm, ducted air conditioning and many more features, this home will be too good to pass up.

Come along and inspect this property and ask yourself whether you deserve the best.

We Love:

? 4 large bedrooms, built ins & ensuite to mains

? Open plan living areas, modern kitchens with stainless appliances & gas cooking

? Second living area



Pluses:

? Best of the best in fixtures & fittings

? Ducted air, intercom, alarm

? Lock up garage + entertaining area

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** : 320 sqm



**Andrew Prodromou**

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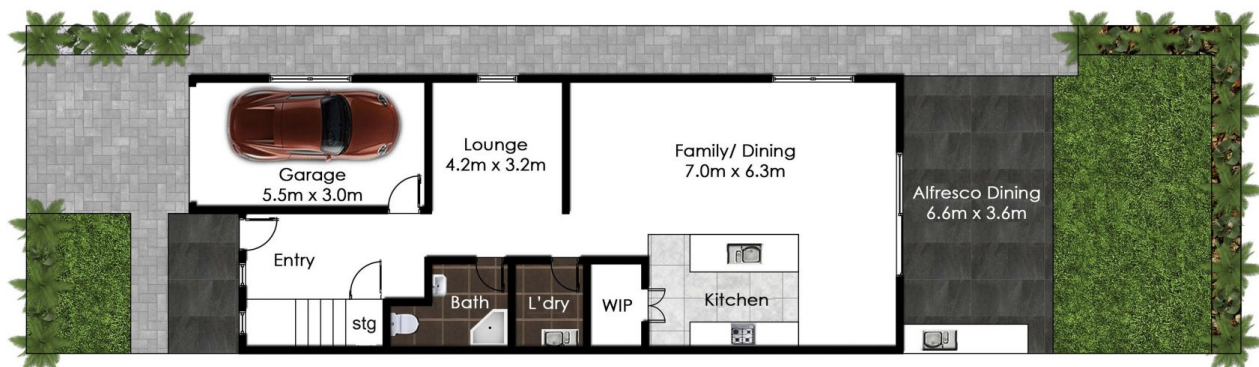
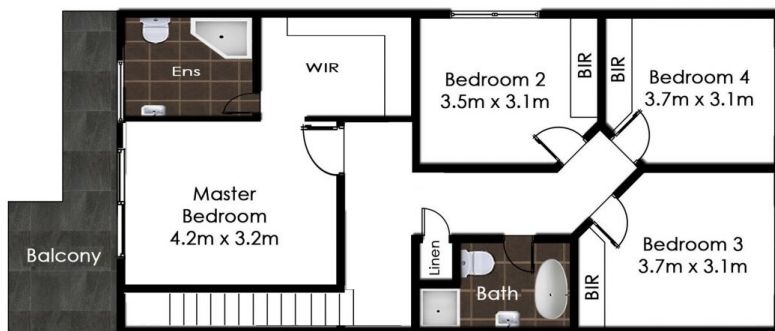
[andrew@allianceaust.com.au](mailto:andrew@allianceaust.com.au)



33 Gowlland Pde,  
**Panania, NSW**  
 Floorplan & Siteplan  
 (siteplan not to scale)



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