



#### 41 Clifford Street Panania NSW

Don't miss this rare opportunity to own this stunning family home set on a corner block.

This property offers plenty of potential for investors, first home buyers or a young family.

This beautiful home is conveniently located and is just a short walk to Panania train station, shops and schools.

Featuring 3 double sized bedrooms, updated kitchen & bathroom, large lounge & separate dining area.

Available from 16th of July 2018

We Love:




- 3 Spacious Bedrooms
- Updated Kitchen & Bathroom
- Large separate dining

Pluses:

- Corner block Location
- Potential of Granny Flat S.T.C.A

- Close to station, shops & schools.

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 : \$ 870,500**



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41 Clifford Street  
**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)