



## 69 Clifford Street Panania NSW

Sometimes a home comes along & you just know this is the one! It doesn't matter how long your wish list is, this home has it all.

This home offers 4 double sized bedrooms with built in robes, master bedroom with ensuite & walk in robe, open plan lounge/dining area, ultra-modern kitchen with stainless appliances, stone bench tops, island bench with storage & pantry, there is also a separate media/ home office or an option for a 5th bedroom & a modern bathroom with niche recess & bath.

Once outside you will find an undercover entertaining area perfect for the seasoned entertainer to host your family and friends whilst overlooking the manicured gardens & the salt chlorinated swimming pool with waterfall.

With a host of quality extras such as short walk to the Panania's shopping village, a selection of primary & secondary schools, ducted air conditioning & a genuine two car garage.




This home will please even the most fastidious purchaser.

So if you are looking for a grand family home that offers space, versatility & class in a premier location, then look no further!

The little things:

- McDonald Jones home - Steel frame construction
- Double garage with automatic garage door
- Storeroom with external access to backyard
- Sound shield Acoustic plasterboard to media room & bedrooms
- Natural gas points in Living & alfresco area
- Gas stove top
- Dux gas continuous flow hot water service
- 3 phase power
- Energy smart performance 4 zone reverse cycle ducted air conditioning system
- 2 x Double power points to all bedrooms
- 2 external double power points (1 under power box & 1 Alfresco area)
- Solar provision for pool
- Concrete Salt chlorinated pool with Zodiac pump, chlorinator & waterfall
- Colourbond roof
- 3000 litre water tank
- Designer concrete finish on driveway
- LED downlights throughout

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** : \$ 1,400,000  
**Land Size** : 546 sqm



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Every care was taken in creation of this diagram,  
However should be used as a guide only.