



8 Woodburn Avenue Panania NSW

Attention first home buyers, investors or developers!

This property offers a ready-made investment opportunity plus the potential of Duplex development (S.T.C.A) with $15.24 \times 36.58 = 558\text{sqm}$ (approx.)

This clean and tidy home is located just a short distance to Panania station, shops and schools.

Features include:

- 3 bedrooms with built-in-robos
- Updated kitchen and bathroom
- Large lounge, dining and family areas
- One bedroom teenagers retreat
- Large undercover entertaining area

An excellent investment opportunity now with development potential later.

We Love:




- 3 Bedrooms with built-ins
- Teenagers retreat

- Updated kitchen and bathroom

Pluses:

- Large undercover entertaining area
- Potential for duplex development (S.T.C.A)
- Close to all amenities

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 : \$ 930,000

Land Size : 558 sqm



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8 Woodburn Ave,
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.opticoolestudies.com