



### 35 Gowlland Parade Panania NSW

A rare opportunity to own this family home positioned in a prime convenient location.

Bursting with versatility and sitting on approximately 640sqm of land with a 15.24m frontage this home provides the astute purchaser a wide range of opportunities.

The home offers 3 good sized bedrooms with built in robes plus a home office or study.

The modern kitchen offers ample cupboard space, stone benchtops & stainless steel appliances

This home also features a large living & dining areas and an updated bathroom.

Outside you have a large yard with manicured gardens that is perfect for entertaining & for the kids to enjoy. To top off this wonderful home is a lock up garage with a huge amount of storage.

This home would be a great investment or a property that may be considered for renovation or development subject to council approval.




We Love:

- ? 3 large bedrooms with study
- ? Updated kitchen & bathroom
- ? Beautifully presented and maintained

Pluses:

- ? Located on the high side of the road
- ? Quiet & wide street
- ? Land size approximately: 640sqm, 15.24m frontage

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.

3  1  2 

**Price** : \$ 1,050,000

**Land Size** : 637 sqm



**Andrew Prodromou**

**02 9771 6115**

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



35 Gowlland Parade, Panania

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.