



### 13 Lambeth Street Panania NSW

This beautifully renovated free-standing home that is a very short distance from Panania shops, schools and train station and bus stops will be of interest to first home buyers, couples, singles, small families and investors.

On entering this home you will be impressed with the open plan and spacious layout. 2 Large bedrooms with built-in-wardrobes and a modern as-new bathroom with tiled flooring throughout.

Leading further into the home we have a very large and open living and dining area with high and ornate ceilings. The kitchen features stone benchtops, stainless appliances and gas cooking as well as plenty of room to cater for family and friends.

Out the back we have a large covered entertainment area as well as a single car garage and an ample but low maintenance yard that has an easterly (morning sun) aspect.

We expect a good deal of interest for this home which has so many features and is in such a prime location.




We Love:

- Newly renovated modern free-standing home
- Closely located to shops, schools and bus/train station
- Open Plan Living and Dining

Pluses:

- Covered entertainment area
- Lock up garage and 2 secured spaces
- East - West aspect

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** : \$ 935,000

**Land Size** : 524.8 sqm



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13 Lambeth St, **Picnic Point**

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