

### 1 Melham Avenue Panania NSW

This brand-new duplex is master built and situated in a quiet cul-de-sac street and conveniently located close to both Revesby and Panania train stations, schools, cafes, shops and other amenities. This desirable location will attract a great deal of interest from young families with young children and investors.

On entering you will be impressed with the two large and open planned living areas with tiled flooring on the ground level throughout. A large and modern kitchen area that includes gas cooking, stainless appliances and plenty of storage.

The backyard features a large, outdoor covered entertaining area with a quality gas BBQ as well as a low maintenance lawn and garden that faces north.

Upstairs features a large modern bathroom with quality finishes, four good sized bedrooms each with built in wardrobes and balconies. The main bedroom containing an en-suite with modern finishes and a walk-in wardrobe.

A 1 car lock-up garage, ducted air conditioning and a security system are just a few of the many features this home has to offer.

We Love:




- 4 large bedrooms each with balconies and wardrobes

- Ducted air-conditioning
- 2 large lounge areas

Pluses:

- Large outdoor covered entertaining area with BBQ
- 2 modern bathrooms with quality finishes + downstairs 3rd toilet/powder room
- Modern kitchen with stainless appliances and gas cooking

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.

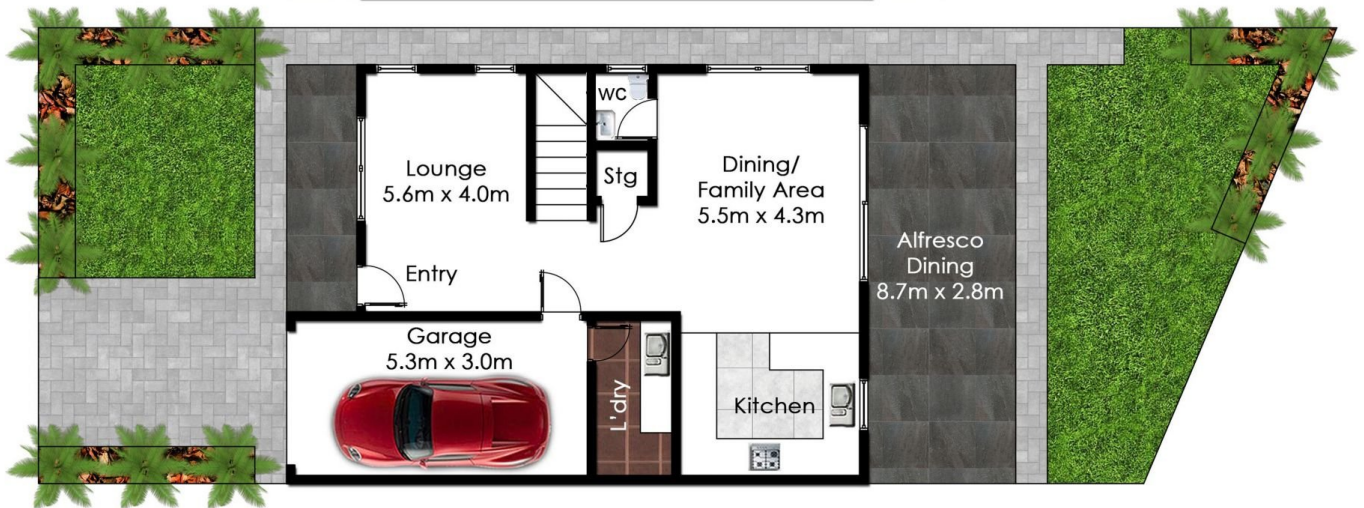
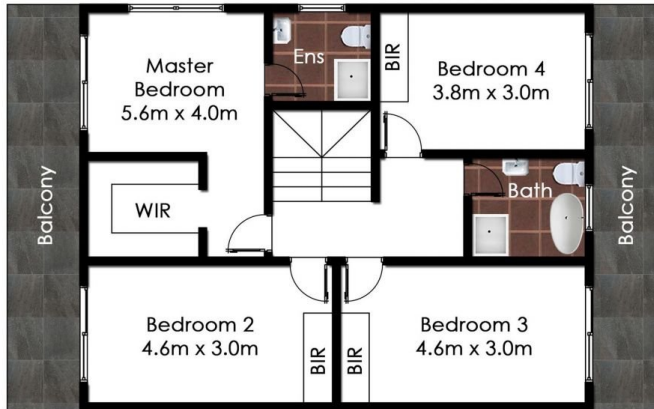
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1 Melham Ave, **Panania**

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