



#### 46 Malvern Street Panania NSW

This well presented 4-bedroom family home is situated in a prime location and within walking distance to local schools, shops and Panania Train Station.

Currently rented for \$620 per week, this home offers 4 good sized bedrooms, 2 with built-in wardrobes, an oversized fully tiled living and dining area with a split system air conditioner, a second living area, a kitchen with gas cooking and a sky light which provides ample natural light.

The front yard presents a low maintenance lawn and garden as well as a double carport with side access to the backyard. The back yard contains a lock up garage with a convenient undercover area and a grass area perfect for kids and pets.

With transport, schools and shops all within walking distance this property is perfect for families, investors and commuters alike.




The Little Things:

- Double car port
- Over sized living and dining area
- Close to local schools, shops and public transport

- Gas cooking
- Split system air conditioning
- Lock up garage
- Approximately 18m frontage & 696sqm total land

Exclusively Listed by Alliance Real Estate.

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** : \$ 860,000  
**Land Size** : 696 sqm



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All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only. floorplan by [www.opticoolstudios.com](http://www.opticoolstudios.com)