



### 25a Toby Crescent Panania NSW

Flooded in natural light and loaded with quality features this stunning master built 4 bedroom home stands out from the pack. Perfectly located within walking distance to Western Sydney University, schools, parks and bus transport, this home is perfect for young and established families and is a must to inspect!

#### Offering:

- Grand double door entry into an impressive light filled foyer with sky high ceiling
- Open plan living and dining area opening onto a generous alfresco entertaining area
- Bi-fold doors expanding the entire width of the house allowing for seamless indoor/outdoor - entertaining
- Spectacular kitchen with calcutta stone benchtops, island bench with storage, dishwasher, built-in microwave, window splashback and 900mm electric oven with gas cooktop
- Mid-house courtyard, the perfect zone for a morning coffee or time out from the kids
- Internal laundry and full bathroom downstairs
- Four bedrooms upstairs, all with built ins, main with ensuite, walk in robe and balcony
- Stunning main bathroom with free standing bath and separate shower
- Additional living space upstairs, the perfect chill out space for the kids or perhaps a study desk/home office
- Low maintenance yard with sparkling in-ground pool
- Single 'showcase' garage (MUST SEE) + additional off-street parking

- Extras include a security system, gas hot water, ducted air conditioning, downlights and much more

For more information contact Theo or Dominika NOW.

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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**Land Size** : 308.1 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.opticoolestudios.com](http://www.opticoolestudios.com)