

### 5a Woodburn Avenue Panania NSW

This spectacular 4 bedroom home is loaded with quality features and ideally located within walking distance to both Revesby and Panania Train Stations and Shopping Precincts. Offering a modern design and entertainer's yard with in-ground heated swimming pool, this home is perfect for young and growing families and will impress all that inspect.

#### Offering:

- 4 good sized bedrooms with built-ins, main with ensuite, walk-in wardrobe and private balcony
- Stunning kitchen with stone benchtops, stainless appliances and gas cooking
- Open plan living and dining area flooded with natural light
- Internal laundry plus downstairs powder room
- Sliding doors opening onto the covered alfresco entertaining area
- Outdoor kitchen, TV and electric blinds to ensure your outdoor area can be utilised all year round
- Low maintenance yard with heated in-ground swimming pool
- Single lock up garage plus additional off-street parking space secured by an electric gate
- Built-in surround sound system, security cameras, keyless entry and alarm
- Fibaro home automation system - control your lights, gate and air conditioning from your phone
- Feature lighting and ducted air conditioning throughout
- Supremely positioned close to trains, schools and shops

To arrange your private inspection contact Theo or Dominika immediately!

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** : \$ 975,000

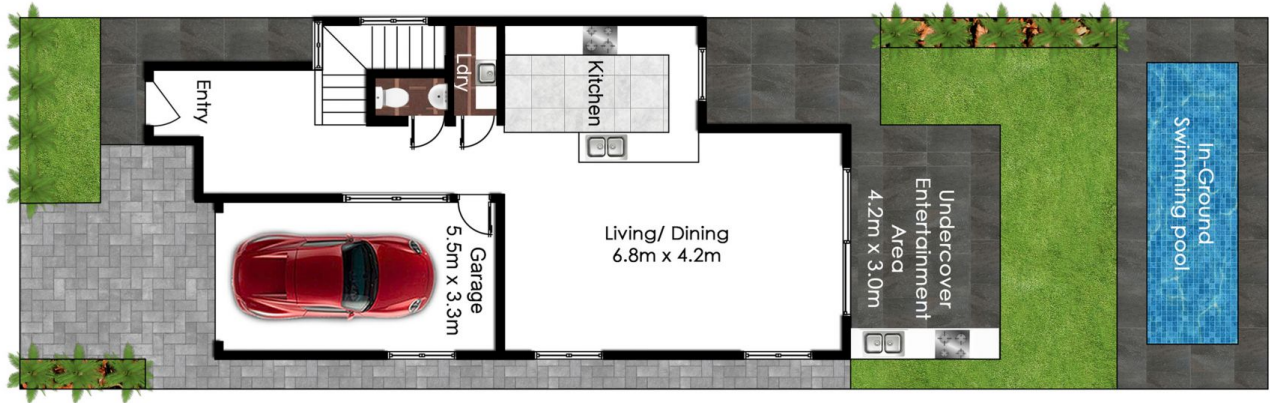
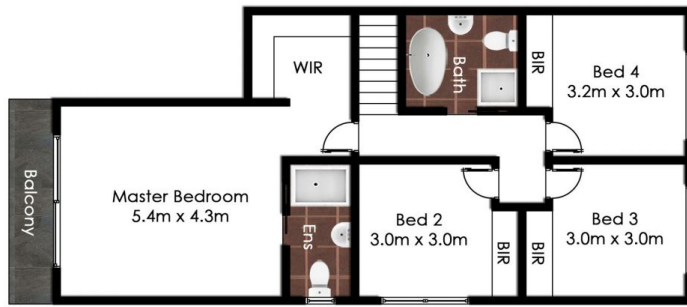
**Land Size** : 278 sqm



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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.optcoolstudios.com](http://www.optcoolstudios.com)