



### 153 Marco Avenue Panania NSW

Sitting on a 594.4sqm block (approx.) with a 15.24m frontage this beautifully presented family home is ready to enjoy immediately with nothing to spend.

Ideally positioned within walking distance to Panania Train Station, schools and shops as well as a selection of parks and Panania Diggers RSL, this home will certainly appeal to a broad range of buyers and is sure to be a popular one.




#### Offering:

- 3 bedrooms with built-in wardrobes + study/home office
- Modern main bathroom with instantaneous gas hot water
- Well maintained kitchen with dishwasher and huge walk in pantry
- Large open plan living and dining room with air conditioning
- Internal laundry with second toilet
- Timber deck overlooking the pool and low maintenance yard
- Single lock-up garage or teenage retreat/mancave, the choice is yours
- Off-street parking for a further 6+ cars, perfect for those with boats, caravans etc
- Land size 594.4sqm block (approx.) with a 15.24m frontage
- Plenty of options for the future to add a granny flat or duplex development (S.T.C.A.)

Contact Dominika to arrange your inspection.

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** : \$ 1,112,000

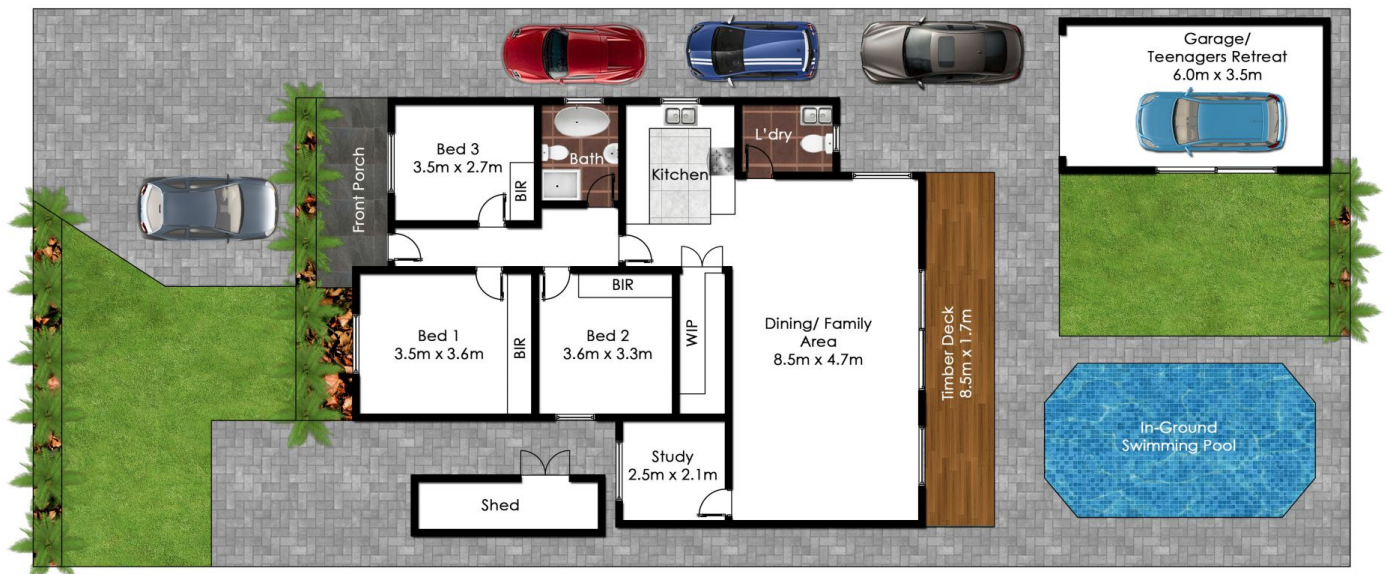
**Land Size** : 594.4 sqm



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153 Marco Avenue, **Panania**

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)

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