



## 7 Richard Street Panania NSW

Sitting on 809.4sqm (approx.) with a 15.24m frontage, this two bedroom home is supremely positioned within close proximity to local schools, shops and transport. Providing plenty of options to either renovate, start from scratch and build your dream home, add a granny flat or duplex development (Subject to Council Approval.), the choice is yours.

### Offering:

- Functional eat in kitchen
- Modern bathroom/laundry + second outside toilet
- Lounge room with a/c plus separate dining room and bonus sunroom
- Large undercover timber deck
- Oversized double garage + storage shed
- Clean block on the high side of the street
- Land size 809.4sqm with a 15.24m frontage (approx.)
- Duplex potential (S.T.C.A.)
- Picnic Point High School Catchment

Blocks of this size are becoming rare and sure to generate a great deal of interest. Contact Theo or Dominika immediately 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** : \$ 1,410,000

**Land Size** : 809 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)