



### 135 Marco Avenue Panania NSW

Defined by a selection of quality finishing's, spacious interiors and a fabulous free flowing floor plan this home is complemented by an ultra-convenient setting are supremely positioned in one of Panania's most central locations.

If you are looking for the ultimate in style, quality, size and finish then look no further.

From the choice of large living & dining areas, to the state of the art kitchens with top of the range appliances, stone bench tops, dishwasher & breakfast bench you will never have to compromise again.

Offering 4 double sized bedrooms upstairs which feature built in robes & the mains with walk in robes, luxury ensuite and private balcony.

This home also offer 3 luxury bathrooms with free standing bath which are finished to perfection.

The downstairs is tastefully tiled and have down lights throughout, high ceilings & also featuring a ducted air conditioning, alarm & intercom plus a bedroom, home office or guest room.




Landscaped front & rear yard with an alfresco area which is big enough for the largest of family gatherings & offer plenty of room for children to play. A huge lock up garage tops this truly exceptional home.

So sit back, relax and enjoy the peace, privacy and convenience this home has to offer.

- ? Semi-detached duplex
- ? 4 bedrooms, built ins & ensuite to the main
- ? Double brick construction downstairs
- ? Ultra modern façade with cedar panel features
- ? Contemporary & modern kitchen, dishwasher & stone bench tops
- ? Large tiled living & dining areas
- ? Ultra-modern bathrooms
- ? Huge lock up garage + storage & off street parking
- ? Walking distance to Shops, schools & station

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** : 321 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)