Total Land Size approx. 600.7sqm
16.821m
36.697m
34.696m
17.107m

10 Braesmere Road Panania NSW

Sitting on approximately 600.7sqm with a 17.1m frontage, this brick home is supremely positioned just a short stroll to Panania Train Station, schools and shops. Perfect for young families, commuters, investors and developers alike, this home will provide one lucky purchaser with plenty of options for the future.

Offering:

- Practical timber kitchen
- Combined living and dining
- 3 bedrooms, two offering built-in wardrobes
- Main bathroom plus additional external toilet
- Internal laundry with access to yard
- Wide side access to a generous lock-up garage with plenty of room for storage
- Plenty of off-street parking for cars, boats and trailers (with gate to provide security)
- Undercover area to utilise as you see fit
- Generous yard for the kids to play with the added bonus of a park opposite
- 1 minute walk to Panania shops and express trains
- Options to renovate, add a granny flat, build your dream home or Duplex Development (S.T.C.A.)
- Potential future re-zoning from R2 to R4 allowing for 3 storey residential unit development (S.T.C.A.)

Contact Theo or Dominika to arrange your COVID safe 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 **:** $ 1,406,000
Land Size **:** 600.7 sqm

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BIR

BED 1
3.4m X 3.1m

BIR

BED 2
3.0m X 2.9m

BED 3
4.0m X 2.6m

PERGOLA
5.0m X 3.7m

STORAGE SHED

WC

BATH

LOUNGE/ DINING
6.8m X 3.5m

KITCHEN

LDRY

GARAGE/WORKSHOP
5.9m X 4.8m

10 Braesmere Road, **Panania**