



### 10 Braesmere Road Panania NSW

This beautiful brick home perfect for young families, has all you need!

**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, NBN in area.

**Transport**

- 1 min walk to Panania Train Station
- 1 min walk to Buses to Bankstown & Lidcombe
- Direct express trains to the Airport & 27min to the Sydney CBD

- 4 min drive to M5 East/West Motorway providing fast travel towards Beverly Hills & Prestons.

#### Parks & Recreation

- Opposite Edwards Reserve park & playground
- 3 min walk to Cammarlie Reserve park & playground
- 3 min drive to Panania Diggers Club & Tennis Centre
- 2 min drive to Max Parker Leisure & Aquatic Centre
- 3 min drive to Revesby Workers Club
- 5 min drive to Lambeth Reserve BBQ picnic area alongside Georges River

#### Education

- 6 min walk to Panania Library and Knowledge Centre
- 7 min walk to Educare Playskool Panania
- 8 min walk to St Christopher's Catholic Primary School
- 11 min walk to East Hills Primary School
- 10 min walk to East Hills Boys Technology High School & East Hills Girls High School

#### Groceries/Shopping Centres

- 1 min walk to Panania shops
- 7 min walk to IGA Supermarket
- 3/5 min drive to Woolworths/Coles Revesby
- 12 min drive to Bankstown Shopping Center
- 14 min drive to Westfield Liverpool Shopping Center

#### Healthcare

- 4 min walk to Panania Family Doctors
- 7 min drive to Bankstown Hospital

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.

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**Land Size** : 600.7 sqm



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10 Braesmere Road, **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.opticoolstudios.com](http://www.opticoolstudios.com)

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