



## 70 Malvern Street Panania NSW

Sitting on a 575.4 sqm (approx.) block with a 15.24m frontage, this 4 bedroom home + teenage retreat is located in one of the most popular streets in Panania South and will provide one lucky purchaser with a multitude of options for the future.

With plenty of room for the largest of families to enjoy, this home is perfect for those seeking to accommodate the extended family, in-laws or teenage children while still maintaining privacy.

With the added benefit of a current DA approval to build duplexes, this home is sure to generate a great deal of interest from a broad range of buyers.

### Offering:




- 4 bedrooms to the main house plus a large teenage retreat
- Large master suite at the rear with powder room, air conditioning and large timber deck
- Spacious kitchen with granite benchtops and gas cooking
- Huge open plan lounge and dining with air conditioning
- Main bathroom with spa bath
- High ceilings throughout

- Large carport/undercover entertaining area
- Off-street parking for up to 3 cars
- DA approved duplex site, plans available for viewing
- Approx. 400m to Panania Public School and a selection of parks and reserves
- Picnic Point High School catchment for year 7 enrolments in 2022
- Approx. 1.2km to Panania Train Station
- Land size approx. 575.4sqm with a 15.24m frontage

Contact Theo or Dominika to arrange your one on one 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** : \$ 1,340,000

**Land Size** : 575 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.opticoolstudios.com](http://www.opticoolstudios.com)

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