

**142 Lambeth Street Panania NSW**

Supremely positioned just moments from Panania Public School, parks, shops, transport and the beautiful Georges River, this spacious and charming family home offers 4 bedrooms and multiple living areas across two levels.

Sitting on a 442.6sqm parcel of land (approx.) that is comprised of two lots, this home will not only appeal to families looking to renovate or rebuild but may also interest the savvy investor or developer. With the added benefit of B1 zoning and rear lane access, this property will provide one lucky buyer with some unique development options for the future (S.T.C.A.).

**Offering:**

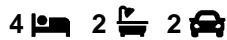
- 3 generous bedrooms downstairs, one with a/c and built-in
- Large 4th bedroom upstairs with built-in wardrobe
- Modern kitchen with breakfast bar
- Generous lounge room plus separate dining room with air conditioning
- Large second living room upstairs with verandah offering district views
- Main bathroom + combined internal laundry/second bathroom
- Timber floorboards and high ceilings throughout
- Ample storage and fresh paint in a neutral colour scheme

- Low maintenance yard with storage shed and vergola for outdoor entertaining
- Single lock up garage accessed via the rear lane
- Off street parking for one car at the front of the property
- Bus transport at your doorstep
- Approx. 1km to Panania shops and 1.4km to Panania Train Station
- Moments from Panania Public School
- Picnic Point High School catchment for yr7 enrolments 2022
- 442.6sqm parcel of land (approx.) that is comprised of two lots
- B1 Zoning with rear lane access
- Renovate, rebuild or develop (S.T.C.A.)

Contact Theo or Dominika to book your COVID safe one on one 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.



**Price** : \$ 1,227,000  
**Land Size** : 442.6 sqm



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## 142 Lambeth Street, 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.