ALLIANCE REAL ESTATE
9771 6115
167 Tower Street, Panania NSW 2213
www.allianceaust.com.au

1 Batchelor Avenue Panania NSW

Conveniently positioned and only a short walk from Panania train station & shopping village is this as new, sophisticated & luxurious home.

Generous in proportions, a flexible floorplan and contemporary finishes combined with a child-friendly level yard and alfresco entertaining to create a home of outstanding quality.

Ideally located this home is perfect for the growing family or one who is looking for the ultimate in convenience.

? Full brick, concrete slab construction downstairs, brick veneer upstairs & semi detached
? Spacious open plan living/dining area plus an optional 5th bedroom, home office, media room or guest room
? Sleek modern kitchen with stainless appliances, gas cooking and dishwasher + pot filler
? 4 bedrooms all with built ins, the main with ensuite
? Sleek full main bathroom, guest powder room with shower and separate internal laundry
? Ducted reverse cycle Air conditioning, high ceilings
? Commercial-grade windows, alarm & intercom
? Cedar double garage with storage and internal access

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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1 Batchelor Avenue, **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

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