



#### 44a Ardath Avenue Panania NSW

Secure & private freshly painted 1 bedroom granny flat featuring updated kitchen with walk in pantry, separate lounge/dining area, updated bathroom with combined laundry, small easy to maintain yard with patio and storage area.

Street parking only as the carport belongs to the house. Walking distance to schools, shops, transport & church.

Currently furnished but can be unfurnished upon request.

Sorry no pets allowed. Available now.

Please Note: We do not accept online applications. Tenant application forms are available at open house inspections.

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.



**Courtney Peterson**  
**02 9771 6115**  
[courtney@allianceaust.com.au](mailto:courtney@allianceaust.com.au)