



## 89 Horsley Road Panania NSW

Sitting on a 550sqm corner block, this much-loved family home is conveniently located within close proximity to schools, parks, Panania Train Station and shops and will provide plenty of options for the lucky buyer.

Enjoy as is, renovate, start from scratch and build your dream home, add a granny flat or duplex development (S.T.C.A.), the choice is yours.

### Offering:

- 3 bedrooms, main with large built-in
- Separate lounge and dining room
- Second living area with air conditioning
- Spacious kitchen with breakfast bar and ample storage
- Main bathroom + second external toilet
- High ceilings and timber floorboards throughout
- Side access from Wyalong street to double carport
- Approximately 900m to Panania Train Station and Shops
- Picnic Point High School Catchment for YR7/8 2023
- Approx. 1km to Panania North Public School

- 550sqm block - add a granny flat or build duplexes (S.T.C.A.)

Contact Theo or Dominika to arrange your inspection.

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.

3  1  2 

**Land Size** : 550.1 sqm



**Theo Kalinderidis**  
**02 8112 8852**  
theo@allianceaust.com.au



**Domi Antalffy**  
**02 9771 6115**  
domi@allianceaust.com.au

Access From  
Wyalong St



89 Horsley 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.

© 2024 - Alliance Real Estate

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's employer is not liable for any loss or damage arising in any way from this message or its attachments.