



96 Clifford Street Panania NSW

This beautifully presented freestanding duplex sits on over 402.1sqm (approx.) and is conveniently located just moments from Panania Public School and within close proximity to Panania CBD, parks and The Georges River.

Offering:

- Modern kitchen with stone benchtops, dishwasher and new Bosch oven and cooktop
- Large, open plan family and dining room + additional second living room
- 4 bedrooms with built-in wardrobes, main with spacious ensuite
- Generous main bathroom with separate bath and shower
- Large internal laundry with 3rd toilet
- Ducted air conditioning throughout
- Huge, low maintenance yard for kids and pets to enjoy
- Large alfresco area to entertain family and friends
- Double lock up garage + secure off-street parking for an additional two cars
- Large front yard secured by an automated sliding gate
- Wide street frontage with access to side yard, perfect to accommodate boats, trailers etc
- Approximately 230m to Panania Public School
- Picnic Point High School catchment for year 7/8 intake in 2023
- Approximately 1.1km to Panania CBD

- Approximately 1.3km to Panania train station
- Approximately 100m to bus transport
- Built by the award winning Masterton Homes
- Large 402.1sqm block (approx.)

Homes of this size and calibre are rare, contact Theo or Domi for further details.

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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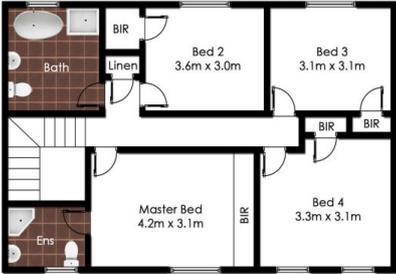
Land Size : 402.1 sqm



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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.