



### 58 Braesmere Road Panania NSW

Sitting on an 822sqm block (approx.) with a wide 21.4m frontage (approx.), this 2 bedroom home is ideally located within close proximity to all amenities including both Panania and East Hills Train Stations, local schools, parks and shops.



#### Offering:

- 2 good sized bedrooms
- Large lounge room with A/C + separate dining room
- External laundry with second toilet
- Land size approximately: 822sqm with a 21.469m frontage
- Duplex Potential (S.T.C.A.)
- Picnic Point High School catchment for year 7 & 8 enrolments in 2023
- Approx. 750m to East Hills Public School
- Approx. 600 To East Hills Boys and Girls High Schools
- Approx. 600m to St Christopher's Catholic School
- Approx. 650m to Panania Train Station and Shops
- Approx. 1.1km to East Hills Train Station and Shops

Contact Theo or Domi for further enquiries.

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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**Price** : \$ 1,531,000

**Land Size** : 822 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.