

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





## 32 Eucalyptus Court Picnic Point NSW

Located in a quiet tree lined street, in popular Picnic Point, and within walking distance to local schools, shops and bus transport, this property ticks all the boxes.

Immaculately presented, this home offers a large lounge room, plus a family room at the rear, a modern kitchen with quality appliances and a separate dining space overlooking the covered pergola in the private rear yard, which is perfect for entertaining, plus a guest toilet and internal laundry.

There are 3 spacious bedrooms upstairs with built-in wardrobes and ceiling fans, plus a walk-in wardrobe, ensuite and balcony in the main bedroom, a large family bathroom and separate toilet.

Other features include air conditioning, an alarm system, a double garage and landscaped gardens. Sorry, no pets allowed. Available NOW.

PLEASE NOTE: THE PROPERTY MUST BE VIEWED PRIOR TO SUBMITTING AN APPLICATION.

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.

## 3 🛤 2 🚰 2 🚘



Beti Trpezanovski 02 8112 8857 beti@allianceaust.com.au

## © 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.