



### 37 Killara Avenue Panania NSW




This beautifully presented single level brick home offers modern family living at its finest. Features include four spacious bedrooms plus a study, light filled open plan living spaces, a large undercover alfresco entertaining area and located opposite Killara Reserve.

- 2016 Eden Brae built home
- 4 bedrooms with built-in wardrobes + study
- Huge master bedroom with walk-in robes plus ensuite
- Modern kitchen with walk-in pantry
- Spacious open plan living spaces with tiled flooring
- Plantation shutters
- Large undercover alfresco area perfect for entertaining
- Private & secure child and pet friendly backyard
- Double garage
- Underground rain-water tank
- 6.6kw solar system
- Bus transport at doorstep
- Metres from Killara Reserve
- Approx. 600m to Panania North Public School

- Approx. 950m to Panania Train Station

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** : \$ 1,900,000

**Land Size** : 740 sqm



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