



### 1/14 Kingston Avenue Panania NSW

Peacefully tucked away in a cul de sac street, yet moments from all amenities, this 4 bedroom townhouse has been beautifully renovated throughout leaving nothing to do but move in and enjoy.

Situated at the front of a small complex of three, this home is perfect for young families and busy couples seeking low maintenance living in an ultra-convenient location.

#### Offering:




- 4 Bedrooms with built-in wardrobes, main with brand new ensuite
- Brand new main bathroom with separate bath and shower
- Generous, open plan living and dining room
- Brand new eat in kitchen with stone benchtops and dishwasher
- Internal laundry with toilet
- Low maintenance yard with undercover entertaining area
- New carpet to all bedrooms and fresh paint throughout
- Single lock up garage plus additional designated carspace
- Approx. 450m to Tower Street Public School
- Picnic Point High School catchment for Year 7 & 8 enrolments in 2023

- Approx. 1.1km to Panania Train Station
- Approx. 450m to Top Panania Shops
- Moments from bus transportation

Small, spacious complexes such as this are rare! Contact Theo or Domi to express your interest immediately or risk missing out.

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.

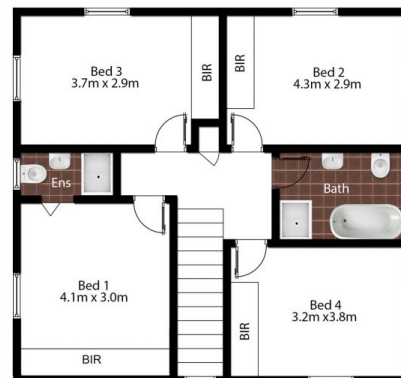
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