



## 2/14 Kingston Avenue Panania NSW

Ideally located in a cul de sac street in a small complex of 3, this spectacular double brick villa has been completely renovated throughout to provide low maintenance, easy care living from day one.

Flooded with natural light and conveniently located close to all amenities, this home is perfect for first home buyers, downsizers and investors yet big enough to accommodate a young family.




- Three bedrooms with built-in wardrobes, main with brand new ensuite
- Open plan living and dining area
- Brand new kitchen with stone benchtops and dishwasher
- Large, brand new main bathroom with separate bath and shower
- Wide driveway access to single garage + additional designated car space
- 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

Villa homes of this calibre and in locations such as this are in low supply, contact Theo or Domi immediately to express

your interest.

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.

3  2  2 



**Theo Kalinderidis**  
**02 8112 8852**  
theo@allianceaust.com.au



**Domi Antalffy**  
**02 9771 6115**  
domi@allianceaust.com.au



2/14 Kingston Ave, Panania

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.