

### 188A Bransgrove Road Panania NSW

Ideally located moments from Panania North Public School and all key amenities, this spacious family home offers 4 bedrooms, 3 bathrooms and multiple living spaces to comfortably accommodate a large or growing family.

Sitting on a generous 357.4sqm block, there is plenty of yard for kids or pets to enjoy and room for a pool addition in the future (S.T.C.A.).



- 3 generous bedrooms, all with built-in robes
- Master bedroom with walk-in robe, ensuite and balcony
- Modern main bathroom with separate bath and shower
- Spacious lounge room + separate family room
- Modern kitchen with stone benchtops, dishwasher + adjacent dining
- Additional living/study space upstairs
- Downstairs bathroom + separate laundry
- Ducted A/C and downlights throughout
- Spacious alfresco area + sunny, low maintenance yard perfect for entertaining
- Single garage + additional off-street parking
- Solar electricity
- Land size approx. 357.4sqm

- Approx. 200m to Panania North Public School
- Approx. 2km to East Hills Boys and Girls High School
- Picnic Point High School catchment for Yr 7, 8 & 9 in 2024
- Approx. 1.1km to Panania Train Station

For further details contact Jenny on 0403 168 331.

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** : \$ 1,430,000

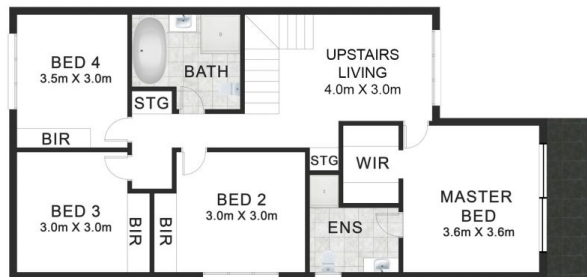
**Land Size** : 357.4 sqm



**Jenny Fisher**

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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.