



### 10A Sandra Avenue Panania NSW

This immaculately presented home is conveniently located within close proximity to all amenities making it perfect for first home buyers, investors and young families.

Recently renovated with no expense spared, this modern and light filled home will impress from the moment you enter.

Offering:




- 3 generous bedrooms with built-in wardrobes, master with ensuite
- Bonus study space/home office
- Modern, light filled kitchen with quality appliances and island bench
- Multiple living spaces for a young or growing family to enjoy
- Timber deck and low maintenance yard with storage shed
- Modern main bathroom with separate bath and shower
- Internal laundry with 3rd toilet
- Oversized single garage + additional off-street parking
- Extras include split system A/C, CCTV, under stair storage and much more
- Approx. 400m to Marco Reserve
- Approx. 800m to Panania Train Station and Shops

- Approx. 950m to Panania North Public School
- Approx. 1.4km to East Hills Boys and Girls High School
- Picnic Point High School Catchment for Yr 7, 8 & 9 in 2024

For further details or to arrange a private inspection, call Theo or Jenny.

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 

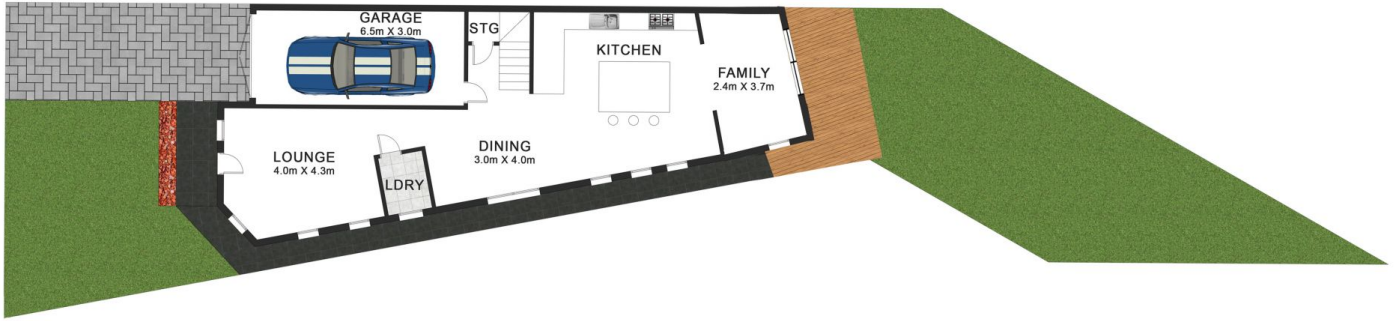
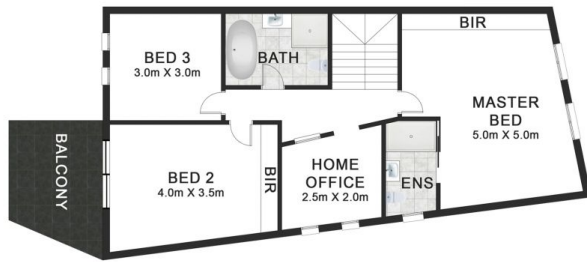
Price : \$ 1,300,000



**Jenny Fisher**  
**02 9771 6115**  
[jenny@allianceaust.com.au](mailto:jenny@allianceaust.com.au)



**Theo Kalinderidis**  
**02 8112 8852**  
[theo@allianceaust.com.au](mailto:theo@allianceaust.com.au)



10a Sandra 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.