



38 Malvern Street Panania NSW

MOVE-IN READY HOME WITH GRANNY FLAT & DUPLEX POTENTIAL

Perfectly positioned in a highly sought-after street in Panania South, this charming home is just moments from local schools, parks, shops, and Panania Train Station, with the added benefit of rear street access.

Set on a generous 550.1sqm (approx.) parcel of land with a 15.088m frontage, this property offers outstanding potential to further enhance, extend, renovate, or explore development opportunities (S.T.C.A).

Main Residence Features:

- ? Four bedrooms, all with built-in wardrobes, one with split-system air conditioning
- ? Updated kitchen with casual dining area and ample storage
- ? Generous living and dining areas with split-system air conditioning
- ? Neat and tidy main bathroom
- ? Large internal laundry with external access and 2nd toilet
- ? Covered alfresco entertaining area overlooking a landscaped yard
- ? Single carport
- ? Additional features include high ceilings, solar electricity, and gas bayonets

Granny Flat Features:

- ? One bedroom with built-in wardrobe
- ? Modern kitchen
- ? Open-plan living and dining with split-system air conditioning
- ? Combined bathroom and laundry
- ? Covered alfresco area and storage shed
- ? Rear street access via Dalziel Avenue
- ? Currently leased for \$550 per week

Property Highlights:




- ? Land size: 550.1sqm (approx.) with 15.088m frontage
- ? Duplex potential (S.T.C.A)
- ? Total potential rental return \$850 + \$550 = \$1,400 pw (approx.)
- ? Approx. 950m to Panania Train Station and local shops
- ? Approx. 700m to Panania Public School
- ? Approx. 1.8km to Picnic Point High School

Whether you're seeking a move-in ready home with additional rental income, space for extended family, or future development potential, this property presents an exceptional opportunity.

For more information or to arrange a private inspection, contact Jenny today.

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 : \$ 1,860,000

Land Size : 550.1 sqm



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38 Malvern Street, 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.