

# 13a Baldi Avenue, Panania, NSW 2213

## House For Sale

Sunday, 26 May 2024

13a Baldi Avenue, Panania, NSW 2213

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 325 m2

Type: House



Jason Behringer  
0409466502



Matthew Leung  
0433985065

## AUCTION

Custom crafted with a no expense spared approach to luxury living, this newly completed home is stunning throughout and can only be considered the Marilyn Monroe for duplexes in the area. Built with exacting attention to detail, you will be hard pressed in finding any reasons not to fall in love with your forever home.- Generous, level 325sqm of blue ribbon land- 5 genuine King size bedrooms with 2 master rooms- Upstairs main bedrooms (2) includes walk in robes & ensuites- Ground floor 5th bedroom with adjoining 4th bathroom- Sunny upstairs living & study area with natural skylights- Modern designer kitchen with stone waterfall bench tops + walk-in butlers pantry- Light filled open plan living & dining areas that flow seamlessly to the outdoor entertaining areas- Full sized luxury bathroom with bath & double vanity- Dedicated home office, perfect for anyone who works from home- Zoned ducted air conditioning & integrated security system- Quality finishes throughout including beautiful mix of timber and tile flooring- Generous covered alfresco with 2nd gas cooktop, perfect for every occasion- Ducted vacuum system + copper fixtures and fittings throughout - Electric blinds, integrated fire place, outdoor heater & ceiling fans for year round comfort- Multiple skylights for abundant natural light and amazing double brick & concrete feature wall- Internal access to garaging with abundant storage + plenty of off-street parking- Easy stroll to local parks, schools, shops and train stationNestled in one of Panania's most desirable streets and only moments away from local schools, shops, parks, transport and fast train to the city and airport this is undoubtable one of the best homes to hit the market for our area in 2024Auction on-site 11:00am Saturday 22nd June 2024Sell Smarter ...ask a LocalDisclaimer: We have been furnished with the above information however, PRD Panania gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.