

**177 Marco Ave, Panania, NSW 2213**

**Sold House**

Sunday, 13 August 2023

177 Marco Ave, Panania, NSW 2213

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 600 m2**

**Type: House**



Tim Mutton  
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## Contact agent

This beautifully presented single level family home is one not to miss. Impeccably maintained, the home displays true pride of ownership with immaculate presentation throughout. Positioned on a generous 600.7sqm of land with a 15.24m frontage, this family home has the perfect balance between being in an idyllic location opposite Marco Avenue Sporting fields and still being walking distance to all Panania has to offer including local shops, train station, cafe's, primary & secondary schools. Walking through the entry hall, you are greeted by a home that is filled with character and warmth throughout. Flowing through the multiple living areas, the open plan allows all areas of the home to connect harmoniously from the moment you walk in. Showcasing the open-plan kitchen boasting commodious prep space & storage, flowing seamlessly through to the substantial backyard paradise perfect for the kids. Features of the home include;- Four spacious bedrooms , 3 of featuring built-in-robies- Stylish custom kitchen with electric cooking, dishwasher and a abundance of cupboard & benchtop space- Open plan layout with multiple living spaces- Reverse cycle Air Conditioning- Combination of New carpet & slate flooring throughout- Tastefully renovated bathroom + 2nd toilet & shower- Family room & rumpus room both flowing to sun drenched backyard- Beautifully landscaped front & rear yards with established gardens- Lock up garage, plus off street parking for up to 3 additional vehicles- Dual occupancy potential on approx. 600.7qm with a 15.24m front Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. Tim Mutton Estate Agents accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing. Property Code: 416