

# 22 Mae Crescent, Panania, NSW 2213

CENTURY 21

## House For Sale

Thursday, 23 November 2023

22 Mae Crescent, Panania, NSW 2213

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 626 m<sup>2</sup>

Type: House



Con Psirakis  
0297926400

**\$1,300,000 - \$1,350,000**

Welcome to your home sweet home! This exquisite property in Panania presents a fantastic opportunity for those seeking a perfect blend of comfort, space, and versatility. Step into a welcoming ambiance as you explore this charming 3-bedroom rendered brick home, offering ample space for families or those craving room to grow. The property sits on a huge 626m<sup>2</sup> of land. The home is nestled in the heart of Panania and is situated in a serene neighbourhood with easy access to local amenities, schools, parks, and transport links. All 3 bedrooms are complimented with built in wardrobes and ceiling fans, open plan lounge and dining rooms with ceiling fans and an updated kitchen with gas cooking and dishwasher. Additional Extra - Experience the convenience of a versatile granny flat complete with an as new second bathroom, separate bedroom and lounge room and a well-equipped kitchenette, ideal for extended family, guests, or rental income potential. Features Include: 626m<sup>2</sup> of land with a wide frontage and rear boundary. Potential Duplex Site STCA Modern bathroom with separate bath and shower Reverse cycle air conditioning Huge Sail Undercover entertaining area Expansive living areas perfect for relaxation and entertainment Well-maintained interiors with abundant natural light Outdoor space for gatherings, gardening, or leisure activities Ample parking space for multiple vehicles This property offers an exceptional opportunity to secure a comfortable and adaptable living space in a highly sought-after location Don't miss out on the chance to make this your new home or a rewarding investment opportunity! Rental potential of \$900 per week as is. Contact Con Psirakis on 0403 324 678 for more information on this lovely home and to organise a viewing.