

**23 Brighton Avenue, Panania, NSW 2213**



**Sold House**

Friday, 10 November 2023

23 Brighton Avenue, Panania, NSW 2213

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 575 m2**

**Type: House**



Lush Pillay  
0297711177



Sarah Sevdalis  
0297711177

**\$1,400,000**

Red Carpet Event | Wednesday 6th December at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm. With comfortable interiors and generous proportions, this neat and presentable home presents a superb opportunity for the family seeking an affordable entry into a desirable community. With ample room to capitalise further, the approximately 575sqm site, a 15.9m frontage from the building line allows for duplex development or addition of a granny flat, STCA. With separate living and dining areas, all bedrooms are spacious with BIRs, three with ceiling fans. There is a contemporary kitchen with gas appliances and stainless steel appliances. A child-friendly garden with level lawn and sheltered barbecue terrace. The home has a proposed rental return of approximately \$800-\$850 per week. Additional features include polished timber floors, air conditioning, high ceilings, balcony, ceiling fans, three sheds and a spacious double garage with extra off street parking. Perfectly located just a 7 minute walk to Panania station and village amenities, it is only 800m to the Max Parker Leisure and Aquatic Centre. Features include:- Neatly presented with separate living and dining- Contemporary kitchen comes with gas appliances- Double bedrooms, three include built-in wardrobes- Air conditioning, high ceilings and polished floors- Balcony, three sheds, large tandem garage, carport- With a proposed rental return of around \$800 - \$850.00 pw- 575sqm (app.), room for duplex /granny flat STCA- Located 7 min walk to Panania station and village amenities- 800m to the Max Parker Leisure and Aquatic Centre