

301/35 Anderson Avenue, Panania, NSW 2213



Apartment For Sale

Friday, 18 August 2023

301/35 Anderson Avenue, Panania, NSW 2213

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Sarah Sevdalis
0297711177



Lush Pillay
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For Sale \$725,000 - \$765,000

Offering a central village lifestyle of convenience and ultra contemporary glamour, this is urban living at its very best. A superb investment opportunity with a secure tenant already in place, this quality designer apartment is currently leased for \$520.00 per week. Literally metres to the station and cafe culture, this is a premier first time, downsizer or investment opportunity. Take advantage of the government first home buyers scheme with no stamp duty to be paid for properties up to \$800,000 and pay only 5% deposit with no mortgage insurance (terms and conditions apply, you should always seek advice from your financial planner). Filled with afternoon sunshine, the entertaining area flows through sliding glass doors to protected barbecue balcony and district views beyond. Both bedrooms are doubles with built-in wardrobes, with the main also claiming an ensuite bathroom. The chic kitchen has Caesarstone benches, breakfast bar and stainless steel gas appliances. With secure parking and a storage cage, additional features include ducted air conditioning, polished timber floors, video intercom, lift and a common courtyard. Features include:- Opening to afternoon light and sweeping district views- Light entertaining area flows to protected BBQ balcony- Chic kitchen with gas appliances, Caesarstone benches- Double bedrooms with built-in robes, main has ensuite- Secure parking space, storage cage, ducted air conditioning- Engineered timber floors, video intercom, lift and common courtyard- Well located literally metres to the station and cafe culture- Immaculately finished, currently leased for \$520.00 per week Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.