

**56 Lambeth Street, Panania, NSW 2213**



**House For Sale**

Tuesday, 6 February 2024

**56 Lambeth Street, Panania, NSW 2213**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 619 m2**

**Type: House**



Jenny Fisher  
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## AUCTION

Ideally located within easy walking distance to Panania Train Station, Shops and local schools, this lovingly maintained brick home is move in ready leaving nothing for the purchaser to do. Occupying a level 619.7sqm block, there is plenty of potential to add further value in the future through the addition of a granny flat or pool, (S.T.C.A.). Offering:- 4 bedrooms, all with built in robes, main with A/C- Large lounge with split system air conditioning - Modern kitchen with granite benchtops, dishwasher and ample storage- Spacious dining area- Modern main bathroom - Combined laundry and second bathroom - Large, covered deck, perfect for entertaining - Level yard with room for pool or granny flat (S.T.C.A.)- Storage garage + double carport - Land size approx. 619.7sqm- Approx. 750m to Panania Train Station and Shops - Approx. 850m to Panania Public School- Approx. 1.1km to East Hills Boys and Girls High School- Picnic Point High School catchment for Yr 7, 8 & 9 in 2024 Exclusively Listed by Alliance Real Estate. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.