

**87a Clifford Street, Panania, NSW 2213**

**Professionals\***

**Sold House**

Friday, 8 September 2023

87a Clifford Street, Panania, NSW 2213

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 306 m<sup>2</sup>

Type: House

**\$1,315,000**

A showcase of established quality and stylish updates on one of Panania South's most sought after streets. This tastefully updated 4 bed duplex home wears its 17 years as a badge of honor and offers versatile floorplan that will give the new builds a run for their money. With high ceilings to the coastal themed lounge room, fully equip with ceiling mounted speaker system. Ample benchspace to the Kitchen rightfully placed at the heart of the home with gas appliances overlooking an internal laundry with bonus guest toilet and separating the lounge from a formal dining space that leads to the outdoor alfresco carrying the ceiling mounted speaker theme and making this an ideal family get together point to watch the footy or outdoor BBQ space with a level and child/ pet friendly fully fenced grass yard with Shed. Upstairs the 4 large bedrooms take point, fully airconditioned with powerful zoned ducted air conditioning and with features such as built in wardrobes and an ensuite and balcony to the main with views due west and looking out towards the beautiful Blue Mountains. - Tastefully renovated and quality proven established Torrens title Duplex home- 306sqm total land allowing for a large home but ample yard space for a modern family- High Ceilings and ceiling mounted speakers to the lounge- Gas appliances, ample benchspace and a dishwasher to the kitchen- An Outdoor Alfresco Entertainers Haven with ceiling mounted speakers, TV ports and enough room for an 8 seater dining- 4 Spacious Bedrooms with ensuite to the main and a balcony with views to the blue mountains- Tastefully renovated main bathroom with underglow to the vanity and stylish mirrors and tiling This is a must inspect for a good quality affordable for the discerning buyer preferring an established home for proven quality over the gamble of a new build in today's market. Contact Exclusive listing agent Jonathan Watson on 0487 323 903 for further details.