

# 9 Matts Avenue, Panania, NSW 2213



## House For Sale

Friday, 24 May 2024

9 Matts Avenue, Panania, NSW 2213

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 679 m2

Type: House



Ari Pobert

## Auction

Experience the pinnacle of contemporary living in this recently updated 3-bedroom home, boasting dual living rooms that enhance both light and space throughout. With an inviting inground pool and a resort-style backyard, this property offers the perfect blend of luxury, relaxation and convenience. The generously proportioned interiors seamlessly blend traditional charm with modern comforts, creating a fluid and inviting atmosphere. Situated on a substantial 679 square meter lot with a generous 16.8-meter frontage, this property presents an excellent opportunity as a duplex site, thanks to its perfectly rectangular block. Convenience is paramount in this location, with essential amenities just a stone's throw away. Enjoy leisurely strolls to the nearby 2nd Panania Scouts or relax at the Panania Hotel. For commuters, the Panania station is within walking distance, providing easy access to public transportation. Local shops, the Rainbow St Library, and scenic reserves such as the Killara Reserve and Marco Reserve are all within an 800-meter radius. This home boasts a range of highlights, including a gorgeous family room with soaring ceilings, a large living room that could double as a potential fourth bedroom, and a stunning designer kitchen equipped with Westinghouse appliances. Three sun-filled bedrooms with built-in robes provide ample accommodation, while an ultra-modern bathroom with a bath tub and shower adds to the luxurious feel. Additional features include an internal laundry with ample storage and a second toilet, split air conditioning for year-round comfort, and new waterproof timber flooring throughout. Outside, a large resort-style backyard offers plenty of space for the kids to play, complete with an inviting inground pool, a wine cellar and a beautiful garden. Two large sheds provide additional storages, while off-street parking and a side gate through the backyard ensure easy access and convenience.

**Highlights:-** Gorgeous family room with soaring ceilings- Large Living room / potential fourth bedroom- Open-plan stunning designer kitchen with Westinghouse appliances - Separate dining and second lounge adjoining with kitchen- Three sun filled bedrooms, master with built in robe- Ultra-modern bathroom with bath tub and shower- Internal Laundry with ample storage and second toilet- Split air conditionings for year-round comfort- New waterproof timber flooring throughout- Large resort style backyard with plenty of room for the kids to run and play- Good size Inground Pool with mini bar fridge- Two large sheds for additional storage- Off street parking and side gate through the backyard for convenience

Located just an easy stroll from the fast train to the airport and city circle, as well as Panania Shopping Village, this property offers both lifestyle and investment potential. With a potential rental return of \$1,000 per week, don't miss out on the opportunity to make this stunning property your own. Contact us today to arrange a viewing and discover your dream home / excellent duplex project in Panania.

**Locality:** 600m 2nd Panania Scouts 700m to Panania Hotel 800m to Panania station, local shops, Rainbow St Library, Killara Reserve, Marco Reserve 1km to IGA Panania 1.2km to Max Parker Leisure & Aquatic Centre 1.5km to Panania Diggers Club, WW Revesby 1.9km to Revesby's Train Station, Coles and Worker's Club 2.4km to Flower Power, Bunning Milperra 4.5km to Georges River National Park

**Education:** 300m to North Public School 400m to Educare Playskool Panania 1.2km to Mount St Joseph Catholic College Milperra, St Christopher's Catholic Primary School 1.6km to East Hills Boys & East Hill Girls High School, Tower Street Public School 2.2km to Panania Public School

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