

# 101 Malvern Street, Panania, NSW 2213

## House For Sale

Saturday, 29 June 2024



101 Malvern Street, Panania, NSW 2213

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 654 m2

Type: House



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## **AUCTION UNLESS SOLD PRIOR**

WELCOME TO YOUR NEW PROPERTY...Beautifully maintained single storey brick veneer home, perfectly suited for families and investors. This charming residence is nestled in a serene and sought-after neighborhood, offering a peaceful retreat from the hustle and bustle of city life. With its meticulously cared-for exterior and thoughtfully designed interior, this property provides an ideal blend of comfort, style, and functionality. Whether you're looking to create lasting family memories or seeking a valuable investment opportunity, this home has everything you need to enjoy a fulfilling and harmonious lifestyle.

**FEATURES OF THE PROPERTY:-** Four generous bedrooms, each with floorboards and openable windows. Three of the bedrooms come with built-in wardrobes and shut out blinds.- Open-plan living, dining, and kitchen area, designed for seamless entertaining. The large windows throughout the space bring in an abundance of natural light and an extra rumpus room.- Modern kitchen features a breakfast bar, stainless steel appliances, and elegant stone benchtops, making it a chef's delight.- Two bathrooms, main bathroom is a luxurious retreat with a freestanding bathtub, floor-to-ceiling tiles, and brand new heated lamps. - Self-contained teenage retreat that includes a kitchenette, toilet, shower, and storage cupboard.- Spacious backyard complete with a grassed yard, an inviting in-ground swimming pool, and a handy shed. Perfect for outdoor activities and entertaining guests.- Double electric car garage with extra driveway space and street parking for additional parking needs.- **QUALITY INCLUSIONS:** Downlighting, ring camera, solar panels, external laundry, WC, keyless front door, and floorboards throughout

**WHY PANANIA?-** Prime location, seamless connectivity, and easy access to Sydney CBD make Panania an ideal choice for those seeking convenience and efficient commuting options.- Embrace tranquility in Panania's serene surroundings, where lush parks, nature reserves, and the Georges River create an idyllic haven for peaceful living.- Enjoy a well-rounded lifestyle with a wealth of amenities at your doorstep, from shopping centres and schools to medical facilities and recreational spaces.- Join a vibrant community that thrives on a strong sense of belonging, fostering lasting connections and a warm, welcoming atmosphere.- Invest wisely in Panania's property market, as its steady growth in value presents promising opportunities for homeowners and investors alike.

**BOOK YOUR INSPECTION NOW!****DISCLAIMER:** While Aria Realty Co. have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Aria Realty Co. urge prospective purchasers to make their own inquiries to verify the information contained herein.