

**13 Lambeth Street, Panania, NSW, 2213**

**House For Sale**

Wednesday, 30 October 2024



13 Lambeth Street, Panania, NSW, 2213

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Dean Sperotto

0295796522

## RENOVATED CHARM IN PRIME POSITION

Nestled in the heart of Panania, just steps away from bustling shops, quality schools, and convenient public transport options, this beautifully renovated free-standing home is a dream for first home buyers and investors alike. Currently tenant-occupied on a flexible month-to-month lease, it presents a unique opportunity for both immediate rental returns and future owner-occupancy.

As you enter, you're welcomed by a spacious, open-plan layout that flows seamlessly from the large, light-filled living and dining areas to the stylish, modern kitchen. High ornate ceilings add charm and character, while tiled floors throughout provide durability and ease of maintenance. The kitchen is a chef's delight, equipped with sleek stone benchtops, stainless steel appliances, and gas cooking - the perfect setup for hosting family and friends.

Whether you're looking for a fantastic place to live or a quality rental investment, this home offers the best of both worlds. Don't miss your chance to secure this gem in the thriving Panania market!

### Features:

- Three generous bedrooms with high ceilings
- Modern and contemporary bathroom
- Ducted air conditioning throughout, single garage + two secure car spots
- Fully fenced, low maintenance yard, flat with plenty of sun
- Expansive covered entertainment area
- Moments from Panania Shopping Centre & train station