

**36A Donald St, Picnic Point, NSW, 2213**



**Duplex Semi-detached For Sale**

Friday, 13 December 2024

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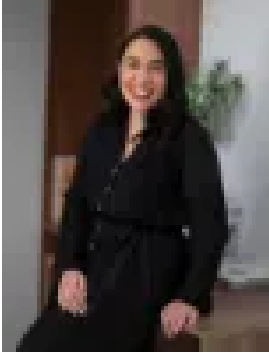
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 271 m2**

**Type: Duplex  
Semi-detached**



Mariam Taiba

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## FULL BRICK IN BLUE RIBBON LOCATION

Immaculately presented and embracing a sun drenched north rear aspect, this double brick modern duplex promises a convenient lifestyle in a sought-after location.

Beautifully presented with a stylish open plan layout this home features a combined living and dining area that flows to a covered entertaining terrace perfect for alfresco dining. Located in a quiet street, close to local schools, shops and cafes this home is ideal for young families, first home buyers or investors.

### Offering:

- 3 spacious bedrooms + study, master with ensuite, walk-in robe and private balcony
- Covered entertaining outdoor area – perfect for entertaining
- Easy care low maintenance gardens, north facing
- Modern kitchen with stainless gas appliances
- Beautifully appointed main bathroom features freestanding bath
- Ducted air-conditioning, water tanks, intercom
- Guest powder room, separate internal laundry with ample storage
- Internal access to automated garage plus off-street parking
- Close proximity to Panania station, Lambeth Reserve, local schools and day care centres

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