

**36 Clifford Street, Panania, NSW, 2213**

**House For Sale**

Monday, 16 December 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## IDEAL FOR FIRST HOME BUYERS OR INVESTORS

This charming home is set on a flat 510sqm block with a generous 12m frontage, offering plenty of space and potential. Featuring three well-sized bedrooms, a spacious backyard great for families or entertaining, and located just minutes' walk to Panania train station and local shops, this property is all about convenience and lifestyle.

- Seperate lounge and dining area.
- Neat and tidy kitchen.
- Long driveway allows multiple parking options.
- Carport and garaging.
- Spacious backyard with potential for granny flat (stca).
- Only 3 minute stroll to Panania Shopping Village.
- Surrounded by local schools, parks and transport.
- Fast train to the airport and city circle

With an unbeatable location and so much to offer, this is a must-see for those looking to step into the market or secure a smart investment.

Sell Smarter ...ask a Local

Disclaimer: We have been furnished with the above information however, PRD Panania gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.