

**89 Ardath Avenue, Panania, NSW, 2213**

**Professionals**

**House For Sale**

Tuesday, 14 January 2025

89 Ardath Avenue, Panania, NSW, 2213

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Bill Kordos

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## Idyllic Family Residence in the Ultimate Location

On offer for the first time in nearly 60 years, is this immaculate 3-bedroom family home which sits within an attractive cul-de-sac location. This superb residence is ideal for first home buyers, astute investors, or those looking to build their dream home.

Perched upon a 512.2m<sup>2</sup> parcel of land just a short stroll from Panania shops, Public School and Train Station. All are conveniently within 1km, ensuring essential amenities are at your doorstep.

### Attributes Include:

- \* 3 spacious bedrooms adorned with built-in wardrobes & 2 with ceiling fans
- \* Sun-bathed formal living room equipped with split system air-conditioning
- \* Well-appointed kitchen with quality appliances, gas cooking & ample storage
- \* Modern main bathroom with a large shower plus second toilet in the laundry
- \* Covered outdoor entertaining deck which overlooks the manicured lawn
- \* Excellent sized backyard with citrus trees & huge lock-up storage shed
- \* Single carport to protect your vehicle from the elements
- \* High ceilings throughout & equipped with natural gas
- \* 512.2m<sup>2</sup> parcel of land situated within a quiet cul-de-sac location
- \* Superb location with Panania shops, Public School & Train Station all within 1km (approx.)

For more information, please do not hesitate to contact the exclusive listing agents Bill Kordos & Yovanka Lee.