

**10 Braesmere Rd, Panania, NSW 2213**

**Sold - \$1,406,000**

House 3 1 1 1



## In the Heart of Panania

Sitting on approximately 600.7sqm with a 17.1m frontage, this brick home is supremely positioned just a short stroll to Panania Train Station, schools and shops. Perfect for young families, commuters, investors and developers alike, this home will provide one lucky purchaser with plenty of options for the future.

**Open for Inspection**

By Appointment.

Offering:

- Practical timber kitchen
- Combined living and dining
- 3 bedrooms, two offering built-in wardrobes
- Main bathroom plus additional external toilet
- Internal laundry with access to yard
- Wide side access to a generous lock-up garage with plenty of room for storage
- Plenty of off-street parking for cars, boats and trailers (with gate to provide security)
- Undercover area to utilise as you see fit
- Generous yard for the kids to play with the added bonus of a park opposite
- 1 minute walk to Panania shops and express trains
- Options to renovate, add a granny flat, build your dream home or Duplex Development (S.T.C.A.)
- Potential future re-zoning from R2 to R4 allowing for 3 storey residential unit development (S.T.C.A.)

Contact Theo or Dominika to arrange your COVID safe inspection.

Exclusively Listed by Alliance Real Estate.

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

### Listed By

Theo Kalinderidis  
Phone: (02) 9771 6115  
Mobile: 0403 197 137

Theo Kalinderidis  
Phone: (02) 9771 6115  
Mobile: 0403 197 137

