



### 3 Windermere Crescent Panania NSW

Ideally located in the heart of Panania and close to all amenities, this brand-new home offers 5 bedrooms, 3 bathrooms and multiple living spaces to comfortably accommodate a large, growing or extended family.

Flooded with natural light and loaded with quality inclusions, this home offers a spacious floorplan and an easy care, low maintenance lifestyle.

Offering:

- Four bedrooms upstairs, all with built-ins, master with ensuite and walk in robe
- Fifth bedroom and full bathroom conveniently located downstairs
- Stunning kitchen with island bench and gas cooking
- Open plan kitchen, living and dining
- Separate second living area
- Stylish main bathroom with free standing bath
- Single garage with internal access + additional off-street parking
- Ducted A/C, alarm, ample storage and downlights throughout
- Double brick construction downstairs with suspended concrete slab
- Covered alfresco with built-in BBQ + low maintenance yard

- Land size approx. 290.2sqm
- Approx. 1.2km to Panania Train Station
- Approx. 400m to Panania North Public School
- Approx. 2.1km to East Hills Boys and Girls High School
- Picnic Point High School Catchment for Yr 7, 8 & 9 in 2024

For further information or to arrange your private inspection contact Theo or Jenny.

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.

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**Price** : CONTACT AGENT  
**Land Size** : 290.2 sqm  
**Inspection Times** : Saturday 06th July 11:30 AM - 12:00 PM



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All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.