



3A Laundess Avenue, Panania



### "A hidden gem loaded with treasures" must be sold.

Rare single level living if you prefer (leave upstairs for your guests if you like, or simply the Parents' retreat).

This Torrens title duplex is 'better than new' with everything established and finished to perfection during its first three years with low maintenance being the key.

This five bedroom home (or 4 + study) with three bathrooms is meticulously presented throughout.

The care and attention to detail is best appreciated upon an inspection. Sophistication, elegance & functionality is of the highest calibre.

A practical yard with 'distinction' is complimented with the covered outdoor entertaining area. The garden is full of only carefully selected Australian Natives ensuring low maintenance is enjoyed all year round and no watering required.

Formal & informal living areas, an ultra-modern kitchen with caesarstone benchtops and splashbacks.

Loads of storage, ducted air conditioning, sound & security systems, & too many treasures to list.

Well positioned with the tennis, bowls & RSL clubs an easy short stroll. The station is approximately a ten minute walk with schools, parks, walking & cycling tracks literally just around the corner, as well as many sporting facilities.

Must be sold as current owners have already purchased elsewhere.

Contact Mark Sawyer 0408 656 126 for further details.

Building & pest report is available for repurchase by clicking the following link:

<https://reports.cus.tompropertyinspections.com.au/product/3a-laundess-avenue-panania/>

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	44
<b>Land Area</b>	329 m2

#### Agent Details

Michelle Murray  
michelle@aliverealty.com.au  
0403 195 465

#### Office Details

Alive Realty  
0403 195 465



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