



4 Gorman Avenue Panania NSW

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Picture Perfect Family Home with Development Appeal.

Brilliantly maintained by one family for the past 16 years and occupying the high side in a sublime blue ribbon and tightly held cul-de-sac setting, this picturesque and peaceful "Queenslander" style home is stunningly filled with natural light, spacious open plan & modern interiors.

Brimming with the opportunity to re-develop into a prime Duplex site with land dimensions meeting all council's requirements (STCA), it's wide frontage of 19.812m x 31.60m depth is a rare delight and is one not to be missed by the astute investor.

It's coveted Panania South locale ensures it is under 5 minutes to both Panania & Revesby train stations (2km), short stroll to both Panania & Picnic Point shops, choice of

Land Size : 626 sqm
View : <https://www.mypropertyepping.com.au/sale/nsw/canterburybankstown/panania/residential/house/5675138>



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GROUND FLOOR



SITE PLAN
(NOT TO SCALE)

4 GORMAN AVE, PANANIA

Disclaimer: Please note that while the information contained in this floor plan is provided by reliable sources, we cannot guarantee its accuracy. It is intended as a guide only. Interested parties should rely on their own enquiry. Drawing not to scale. Dimensions are approximate.

