

Sold



8 Drake St, Panania



## SOLD BY TIM MUTTON - 0417 015 800

Offered for the first time in 60 years, this well-loved family brick home offers an abundance of opportunity for the growing family, astute investor or one for the builder's resume. Immaculately presented, buyers will appreciate the option to move straight in with the potential to further capitalise with minor customisation in future.

Set on approximately 569.1sqm with a huge 15.85m frontage, the potential is endless with the option to rent now and build your dream family home or dual occupancy site – subject to council approval. The home features flawless interiors, formal/informal living areas and spotless landscaped backyard ideal for entertaining. Enjoy the convenience of just a 8-10 minute walk to Panania amenities including train station, schools, shops, cafes, restaurants and parklands. Don't miss out on this rare and exciting opportunity!

- 3 generous sized bedrooms all with built in wardrobes + separate study
- Light filled formal & informal living areas and ducted reverse cycle air-conditioning
- Separate retreat room, currently setup and featuring a full size Billiard table, endless possibilities
- Well-maintained kitchen & bathroom + separate 2nd toilet for your convenience
- Positioned on an approx. 569.1sqm with a 15.85m frontage, offering endless potential
- Opportunity to build your dream home with a granny flat or duplex site – subject to approval
- Rent now with the build later option with an approximate return of \$30,160 per

3 bedrooms 1 bathroom 3 car spaces 569 m2

**Price** SOLD for \$1,482,000  
**Property Type** Residential  
**Property ID** 319  
**Land Area** 569 m2

### AGENT DETAILS

Tim Mutton - 0417 015 800

### OFFICE DETAILS

Panania  
0297720277

**tim mutton**  
estate agents

annum

- Kids friendly backyard with manicured gardens + covered BBQ/entertainment area
- Solar panel system & Rain water storage tank, great for water garden & keeping power bill low
- Off street parking for 4 vehicles including lockup garage + double carport
- 8 -10 minute walk to Panania train station, schools, shops, cafes, restaurants & all local amenities

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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