



87 Marco Ave, Panania



SOLD BY TIM MUTTON - 0417 015 800

Presenting ~ an outstanding opportunity to purchase a potential packed piece of real estate in a prime time location. This generous sized block of land totals 727sqm with a 15.24m frontage and is only a 3 minute walk to Panania shopping village and train station. Savvy investors will love the excellent tenants currently paying \$550pw while enjoying strong capital growth from the vast land size in the highly sought after position.

Property features include:

- * Large 3 bedroom single level home located on the high side of the street
- * Prime time position, Right at Panania shopping village and train station
- * Loaded with potential with over 727sqm of land
- * Sunny north facing aspect
- * Quality timber kitchen with stainless steel electrical cooking appliances
- * Well-presented bathrooms plus 2nd toilet
- * Covered entertainment area overlooking large backyard for the family to enjoy Sunday bbq's
- * Built in wardrobes to all 3 bedrooms + ceiling fans
- * Single Carport + off street parking for 4 more vehicles
- * Options for home extension, 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 Multi-level residential

3 bedrooms 1 bathroom 1 carport 727 m2

Price SOLD for \$1,600,000
Property Type Residential
Property ID 322
Land Area 727 m2

AGENT DETAILS

Tim Mutton - 0417 015 800

OFFICE DETAILS

Panania
 0297720277

tim mutton
 estate agents

unit

development (S.T.C.A.)

* Street natural gas connection to property

* Excellent tenants, currently paying \$550pw

* Enjoy easy access to local parklands & schools

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