

Sold



13 Drake St, Panania



\*\*\*SOLD BY TIM - 0417 015 800\*\*\*

This beautifully presented single level family home is one not to miss. Impeccably maintained, the home displays true pride of ownership with immaculate presentation throughout. Positioned on the high side of Drake Street on a generous 562sqm of land, this family home has the perfect balance between being positioned in a quiet sun-drenched location and still being walking distance to all Panania has to offer including local shops, train station, cafe's, primary & secondary schools.

Walking through the entry hall, you are greeted by a home that is filled with character and warmth throughout. Flowing through the multiple living areas, the open plan allows all areas of the home to connect harmoniously from the moment you walk in. Showcasing the open-plan kitchen boasting commodious prep space & storage, flowing seamlessly through to the substantial backyard paradise. With a low-maintenance landscaped backyard, the kids will love splashing about in the pool while you fire up the bbq and entertain close friends and family with a few ice cool drinks.

Features of the home include;

- Three spacious bedrooms , all with built-in-robos
- Stylish custom kitchen with electric cooking, dishwasher and a abundance of cupboard & benchtop space
- Open plan layout with multiple living spaces
- Lounge room & home office/study

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**Price** SOLD for \$1,388,000  
**Property Type** residential  
**Property ID** 349  
**Land Area** 562 m2

### AUCTION

Saturday 11 June, 11:00 AM

### AGENT DETAILS

Tim Mutton - 0417 015 800

### OFFICE DETAILS

Panania  
0297720277

**tim mutton**  
estate agents

- Reverse cycle Air Conditioning
- Combination of timber & tiled flooring throughout
- Two contemporary style bathrooms
- Family room flowing onto undercover outdoor entertainment area
- Private backyard with Inground swimming pool the kids will love
- Beautifully landscaped front & rear yards with established gardens
- Lock up garage, plus off street parking for up to 6 additional vehicles
- Situated on a generous 562sqm block

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