









## Smack in the heart of Panania!

Position, Position, Position, the three most important things to consider when buying real estate!

Forget paying car rego ever again! This property is virtually a stone's throw from all the amenities you will ever need!

Hang your shingle out the front & perhaps work from home; the high exposure and excellent position would possibly suit a multitude of home based businesses (stca) ?

Features:

- Ideal low maintenance corner position.
- Air conditioned three bedroom home.
- Secure off street parking.
- 2 minute walk to the Supermarket & Panania shopping centre.
- 5 minute walk to Panania Train Station.
- 4 minute walk to St Christophers' Primary School.
- 12 minutes walk to East Hills Boys & Girls High Schools.
- 2 minutes walk to Tower Street Public School.
- 387 sq mtr low maintenance block.
- What we love about the location is the local restaurants, clubs and parks are also a short walk away.

An entry level buying opportunity is right before your eyes with 185 Tower Street, Panania being sold at auction on Saturday 15th May, 2021 on site @ 4.45pm.

Make no bones about it this property will be sold.

The seller/s reserve the right to sell the property before auction should they receive an offer acceptable to them. Please be aware that webpage enquiries require a contact number and email address. Enquiries that do not have this information may not receive a response. Disclaimer: "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations..."

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| **Price** | SOLD for $1,000,000 |
| **Property Type** | Residential |
| **Property ID** | 86 |
| **Land Area** | 387 m2 |

### Agent Details

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### Office Details

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ALIVE REALTY
Connecting people, homes and possibilities

Note: In lieu of the current COVID-19 (Corona Virus) crisis; rest assured that we will be working in accordance with the advice and guidance of the Government. We are committed to operating within these new restrictions. We remain focused on the health and safety of the public, staff and local communities and responding to the situation as it evolves daily. Social distancing will be required to be maintained at all inspections with no physical contact. Hand sanitiser will be available on site. Note well:

1. Those who are feeling unwell may not enter the home.
2. Those who have been overseas or in close contact with a confirmed case of COVID-19 in the last 14 days may not attend the home.
3. If an attendee has been diagnosed with COVID-19 within 14 days of attending the home they must contact the Sales Agent immediately.
4. We are discouraging physical contact, so please refrain from doing so.
5. You will need to provide your details at the inspection & for our register so that you may be contacted if needed.
6. Documents pertaining to this property, such as contracts and brochures may not be on display but provided by email.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*