







SOLD Online Auction $1,326,500 (Only 13 mtr frontage)

Selling in Panania? You want a good price? Call an agent!

Do you want a great price? Contact **Mark Sawyer** of **Alive Realty** 0408 656 126

SOLD via On line auction Saturday 3-7-2021 for $1,326,500 with only a 13mtr frontage.

Details Contact agent Mark Sawyer

Make no bones about it; this well kept home smack in the heart of Panania will be sold to finalise the estate!

First time offered in approximately 50 years & it has been lovingly cared for during this period. Approx. 683 square metres in a whisper quiet location yet under 500 metres to Panania Train Station, shops & school.

Easy access to the double garage (currently used as an art studio) with a double carport and a separate single colourbond garage (workshop) all situated on a level low maintenance rear yard.

With only a 13 metre frontage (approx) means that you will not be competing with developers nor the lofty prices development sites are achieving in this area.

* Air conditioned

* Extremely functional layout with larger room sizes.

* Covered outdoor living area

The seller reserves the right to bring forward the auction or sell prior to auction. 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..."

Note: In lieu of the current COVID-19 (CoronaVirus) crisis; rest assured that we will be working in accordance with the advice and guidance of the Government. We are committed to

3 1 3 683m2

Price	SOLD for $1,326,500
Property Type	Residential
Property ID	94
Land Area	683 m2

Agent Details

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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.