

# 1 McNamara Court, Pakenham, Vic 3810

AREA SPECIALIST

## Sold House

Tuesday, 15 August 2023

1 McNamara Court, Pakenham, Vic 3810

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 901 m<sup>2</sup>

Type: House

**\$715,000**

Its Addressed: Welcome to your dream investment opportunity or perfect family home! This magnificent property sits on an expansive 902m<sup>2</sup> block, offering not just one, but two beautiful dwellings. Whether you're looking to accommodate a large, growing family or seeking an intelligent investment to maximize rental income, this property has it all! The Main House boasts an impressive layout with 3 spacious bedrooms and 2 bathrooms, including a master bedroom with a full ensuite and walk-in robe. The house features a large formal lounge and dining area, perfect for hosting gatherings, as well as two generous living spaces for comfortable family living. The well-appointed kitchen is a delight for any chef, offering ample cupboard space and modern stainless-steel appliances. Additional highlights include gas heating and cooling, floating timber floors, window drapes, and LED downlights, ensuring a stylish and comfortable living experience. The rear cottage is a charming addition, offering 1 bedroom with a built-in robe, an open-plan family and meals area, and a well-designed kitchen with stainless steel appliances. The modern bathroom, built-in laundry, and tiled flooring add to the overall appeal. Stay cool in the summer and warm in the winter with the split system providing heating and cooling. The neat veranda offers a relaxing space to unwind and enjoy the surroundings. Investors will be thrilled with the impressive rental returns - the rear dwelling is currently rented for \$1,500 per calendar month, while the front dwelling generates an excellent \$2,129 monthly rental income. Located in a sought-after area just a short walk from Pakenham Town Centre, Schools, Freeway, and Train Station, convenience is at your doorstep. The property also offers abundant parking space, making it ideal for cars, boats, or caravans. If that wasn't enough, the property also holds fantastic development potential! With ample room for subdivision or multiple dwelling options (STCA), the possibilities are endless. Don't miss out on this incredible opportunity to secure a property that ticks all the boxes - act now! For more Real Estate in Pakenham contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters."