

16 Drouin Street, Dallas, Vic 3047



Sold House

Tuesday, 17 October 2023

16 Drouin Street, Dallas, Vic 3047

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 651 m2

Type: House



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\$510,000

Loved and cared for by the same family for 40-odd years, this concrete home with brick-clad exterior is situated in a prime, downtown Dallas side street...walking distance to Sirius College, parkland, transport, shopping complex and just 17km from the CBD! Situated on a substantial 50ft x 140 ft (15.24m x 42.69m) 651m² allotment ideal for DEVELOPERS and the construction of 2 x large, side-by-side homes (STCA). Alternatively, plenty of room for HOME BUYERS to renovate and extend the existing dwelling up/out (STCA) "or" build your dream home from scratch. Finally, an ideal INVESTMENT with expected return of \$430-\$445 per week and excellent capital growth prospects. With a spacious front garden making a lasting first impression, step inside to a practical layout showcasing three great-sized bedrooms (two with full width, mirrored built-in robes), light-filled open lounge with ornamental OFF, adjoining dining area, fully renovated two-pac kitchen with eye-catching black specked Cesar stone tops, updated bathroom, separate toilet and large laundry with double trough + plenty of cupboards. Offered with vacant possession, features include ducted heating, evaporative cooling, alarm, instantaneous gas hot water service, hardwood floors and 16 x mounted solar panels with inverter. Step out back to a large East-facing grassed backyard with lots of room for kids/pets to run around. A long side drive leads to a single car tin garage, with a second double-sized garage/shed/man cave offering a plethora of work/gym/storage/entertaining options. With so many properties in Dallas on smaller, irregular allotments...these perfectly rectangular and impressive proportions are a HUGE tick! Offering exciting possibilities and at a price point affordable to all, make it yours! Terms: 10% deposit, Settlement 30-45 days Contact: Jason Padula - 0402 149 436 Like/subscribe to Jason Padula Real Estate on Facebook and YouTube