

**31 Drouin Street, Dallas, Vic 3047**



**Sold House**

Friday, 26 January 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 635 m2**

**Type: House**



Abraham Solomon  
0433096888



Garvit Mediratta  
0433073026

**\$525,000**

To make it easier to build a small second home, the Victoria Planning Provisions, all planning schemes, and the building regulations have now changed. Allowing you to add a second small dwelling or Granny Flat up to 60 square metres without the requirement of a planning permit. With a land size of approximately 635m<sup>2</sup> this home is perfect to take advantage of. The current home Offers four large sized bedrooms, a central bathroom and kitchen with updated appliances. The home is currently leased at \$1477 per calendar month. Why not increase this by adding a second dwelling with little fuss. This great location offers easy access to Barry Road where you'll find a delicacy of local shops and eateries to choose from as well as all your daily amenities. schools, shops, and transport are all within proximity and the Hume Highway & M80 Ring Road both also within easy access. Public transport not a problem Via upfield train line direct to the city, plus Bus stops on Barry Road and surrounding areas. This home is perfect for the astute investor wanting to add to there growing portfolio.