

64 Gowlland Parade, Panania

Will be Sold - Wide 16.76m Frontage with Duplex Potential (STCA)

Builders, developers and investors take note —this property will be sold. Set on approximately 556.4sqm with an impressive 16.76m frontage, this outstanding landholding presents an exciting opportunity to secure a potential duplex development site (STCA) in a highly convenient Panania location. With its generous dimensions and wide frontage, the property offers strong appeal for those searching for their next development project or strategic landholding.

Providing flexibility while future plans are explored, the existing home comprises three generously sized bedrooms and comfortable living spaces, complemented by a self-contained teenage retreat at the rear. With a potential rental return of approximately \$800—\$850 per week, builders and investors can benefit from holding income while preparing plans or securing the relevant approvals (STCA).

Positioned approximately a 3-minute drive from Panania Station and shopping village, the property also enjoys convenient access to local schools, shops, amenities and the M5 Motorway. Whether you're ready to secure your next duplex site, add another project to your

3 1 1

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

Lush Pillay
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Baker Chahwan
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AGENCY

LJ Hooker Padstow
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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pipeline or landbank for the future, the instructions are clear —this property will be sold.

- Prime duplex site potential (STCA) set on approx. 556.4sqm w/ wide 16.76m frontage
- Current home features three generously sized bedrooms, neat and well maintained
- Self-contained teenage retreat at the rear adding versatility for intergenerational living
- Potential return of approx. \$800-850/week rental income while you plan
- Excellent landbank opportunity, lease out or occupy while you plan your next move
- Rare opportunity in a tightly held location, must be sold
- Approx. 3-minute drive to Panania station, schools, shops and amenities
- Convenient access to m5 motorway, shops & schools just a short walk away

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

MORE DETAILS

Property ID	1EW6FAE
Property Type	House
Land Area	556.4 m2

Lush Pillay 0407 121 573

Principal & Director | lush.pillay@ljhooker.com.au

Baker Chahwan 02 9771 1177

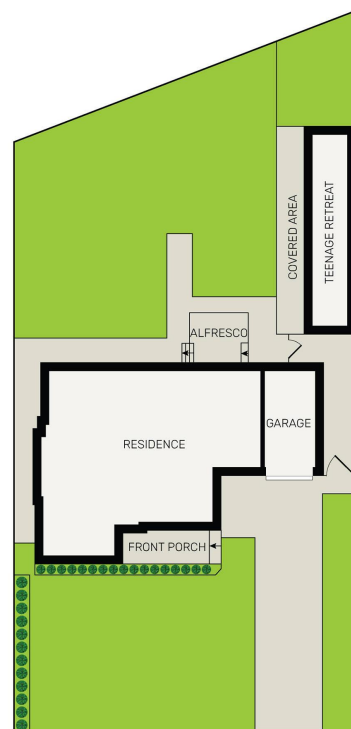
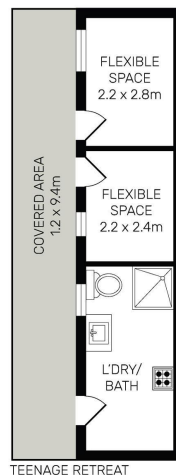
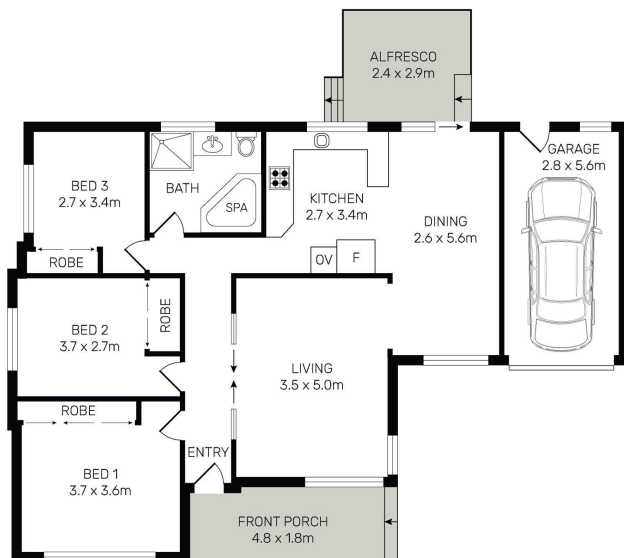
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