



**104 Panton St, Golden Square**



**Charming Cottage on 840m2 with potential for sub-division (STCA)**

- Quaint two bedroom cottage in great location
- Ideal block of 840m2 for sub-division (STCA) whilst retaining the cottage
- Currently leased at \$250 per week to good tenant
- Cute and quaint cottage ready for renovation
- Ideal for investment with heaps of upside to add value
- Central location in the heart of Golden Square and close to all amenities
- Very good side access to rear of property
- A great opportunity for the first home buyer or investor

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<b>Price</b>	SOLD for \$260,000
<b>Property Type</b>	residential
<b>Property ID</b>	202
<b>Land Area</b>	840 m2
<b>Floor Area</b>	100 m2

**Agent Details**

Gavin Butler - 0427 887 766

**Office Details**

Epsom  
 74 Midland Highway Epsom VIC 3551  
 Australia  
 03 5448 3322



Situated on a popular street in the heart of Golden Square, sits this charming cottage on a full sized 840 square metre block. Full of heritage, charm and endless opportunities, this home is close to Feelgood fitness, the Golden Square shopping strip, the Kangaroo Flat train station and an easy drive into the CBD. The property features a good sized home that is perfect for a renovation and has a large yard. Not many like this come along and this opportunity would be ideal for first home buyers, families, retirees, those wanting a project or those hunting an investment.

Inside, the home features decorative architraves, 3 metre high ceilings, beautiful timber floorboards and timber finishes throughout, that all bring this home to life. The 2 bedrooms are of a generous size and both feature built in robes with great

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