







Prime Investment or Family Home

Note: New photos will be available shortly.

Welcome to 31 Drummer Way, Heathridge – a perfect blend of modern updates and future potential. This spacious 4-bedroom family home offers an exceptional opportunity for homeowners, investors, and developers alike.

Key Features:
- Updated Interiors: Enjoy the modern comforts of an updated kitchen, new carpets, and fresh paint throughout.
- Ample Space: The home features 4 bedrooms, a large family room, a sunken formal lounge, and a separate dining area.
- Outdoor Living: A generous outdoor patio area is perfect for entertaining, with easy access from the family room.
- Development Potential: Situated on a 680sqm block with R20/R30 zoning, this property offers potential for future subdivision and development.
- Prime Location: Conveniently located close to primary and high schools, shopping centres, public transport, major sporting facilities, and pristine beaches.

Interior Highlights:
- Spacious Master Bedroom: Featuring a built-in robe and semi-ensuite bathroom.
- Functional Kitchen: Overlooking the family area, the kitchen boasts ample storage and modern finishes.

4 1 1 680m2

Price	SOLD for $750,000
Property Type	Residential
Property ID	30262
Land Area	680 m2
Floor Area	145 m2

Agent Details

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- Comfortable Living Spaces: Includes a sunken formal lounge, a separate dining room, and a bright, open-plan family area.
- Additional Bedrooms: Three additional bedrooms, two with built-in robes.
- Convenient Amenities: Includes a laundry room and evaporative air conditioning.

Outdoor Features:
- Expansive Gardens: Large gardens with a covered patio/alfresco area.
- Carport: Provides convenient parking.
- Eco-Friendly: Equipped with solar panels and a 3.5kW inverter.

Investment Opportunity:
- Current Rental Income: The current tenant is paying $700 per week and is interested in discussing extending the lease term after it expires on December 1, 2024.
- Flexible Options: Ideal as a solid investment property with immediate rental income or a fantastic family home in a great location.

Year Built: 1981
Block Size: 680 sqm
Floor Area: Approximately 145 sqm

This is more than just a home – it's a lifestyle opportunity in one of Heathridge's most sought-after areas. Limited photos are available online, so to fully appreciate everything this property has to offer, an inspection is a must.

Don't miss out on this fantastic opportunity! Contact us today to schedule your private viewing.

Disclaimer:
The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein, which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy, and interested parties should make their own independent enquiries. New photos are due to be uploaded shortly.

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