

**9 Kalang Ave, St Marys, NSW 2760**

**Sold - \$455,000**

Other 2  1  1 



## Fire Damaged Property

Location Location Location!

Close to St Marys Train Station, shopping centre and St Marys Senior School is this hard to come by potential building site, possibly the perfect place for your dream home!

- \* Block size approximately 373sqm
- \* R2 low density zoning
- \* Clear of sewer or storm water easements
- \* Corner position presenting opportunity for dual frontage
- \* Unbeatable location handy to all St Marys amenities
- \* Property may be structurally sound but would require extensive repair
- \* Access not possible due to unknown danger on site

This property will most likely be sold on the Auction day so make your enquiries and do your research in advance so you don't miss this opportunity!

Please Note: Vendor and/or Vendor Solicitor approval must be granted if a 5% deposit, deposit bond/guarantee or electronic transfer is required. Purchasing in a company name, superannuation fund or on behalf of another person requires consent from the Vendor/Vendor's Solicitor. \*Approval cannot be sought on the day of Auction\*. A minimum of 48 hours is required to seek instructions from the Vendor please make all requests and queries as soon as possible so that we may assist you effectively.

**Open for Inspection**

By Appointment.

### Listed By

Michael Beatty

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