

81 Magnolia St, North St Marys, NSW 2760**Sold - \$640,000**House 3  1  1 **Sold by Geoff Gray**

696M2 LAND WITH DEVELOPMENT POTENTIAL....A well presented three bedroom family home sitting in a fantastic location, offers the opportunity for a granny flat or potential duplex site. (Subject to approval). With a frontage of approximately 15.24 metres and approximately 45.72 metres deep with the sewer easement along the rear boundary, this may be just what you have been looking for to add to your investment portfolio or perhaps live in now and develop later.

Features of the home include:

- *Three well proportioned bedrooms
- *Updated bathroom
- *Comfortable lounge room
- *Updated kitchen with dining area
- *Polished timber floors throughout
- *Downlights and ceiling fans
- *Split system air conditioning
- *Single detached garage and pergola
- *Recent roof restoration
- *Colorbond fencing
- *Currently owner occupied and well maintained
- *House rent in the vicinity of \$350 to \$360 per week in the current market
- *Council rates \$384.30 per quarter
- *Water rates \$179.06 per quarter plus usage

Distances are approximate:

- St Marys Station - 2 kilometres
- St Marys North Public School - 850 metres
- Chifley College - 500 metres
- Bus Stop - 220 metres
- St Marys Leagues Club - 1.6 kilometres

Listed By

Terry Hansen

Phone: (02) 9673 4422

Mobile: 0418 245 683

Open for Inspection

By Appointment.

