## 81 Magnolia St, North St Marys, NSW 2760

House 3 = 1 = 1 = 1 = 1







Sold - \$640,000









# 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

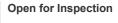
Bus Stop - 220 metres

St Mary's Lagging Club 1 & kilomotros

### Listed By

Terry Hansen

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By Appointment.

