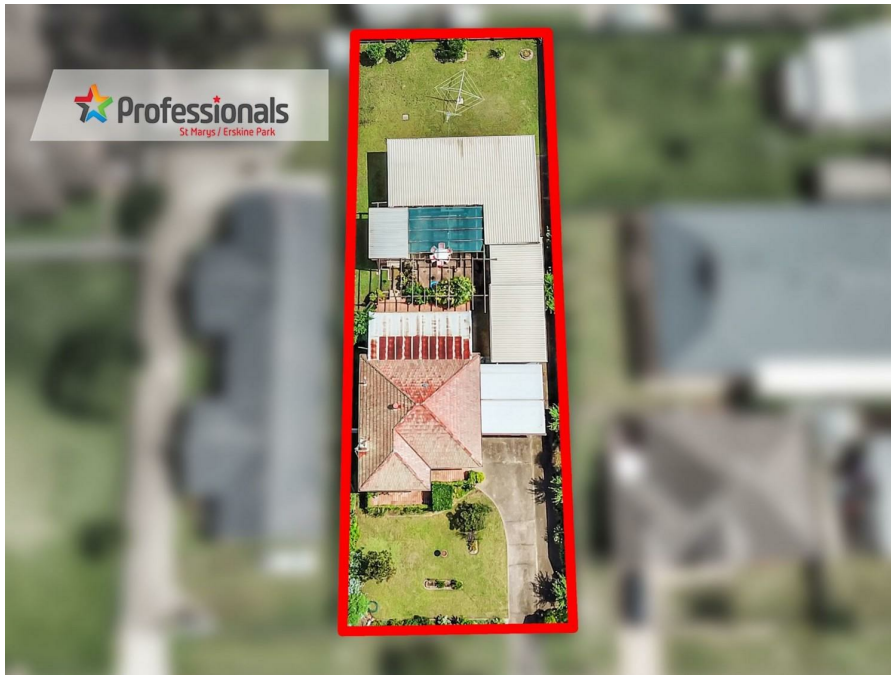


49 Collins St, St Marys, NSW 2760**Sold - \$815,000**House 3  2  1 **OWNERS ARE OPEN TO NEGOTIATION!**

Potential development site (Subject to approval) in the popular area of South St Marys.

This property is surrounded by existing developments, which may support any future development application to Penrith City Council.

The existing clad and tile home offers 3 bedrooms, 2 bathrooms, 2 living areas, updated kitchen, built ins and ceiling fans, air conditioning plus a double carport and has the potential to return in the vicinity of \$380 to \$400 per week.

Also, at the rear of the house is an approved games room with dimensions of approximately 5.5 meters x 12.8 metres which is open plan and offers a bathroom and kitchen with no stove. If approved for habitat, the games room would lease in the vicinity of \$230 to \$250 per week.

On offer are two potential rents while pursuing your development approval.

There is also available a single garage that has been converted into two rooms as well as another office.

This is the first time this property has been put to market since it was originally built and offers an excellent opportunity to buy and hold or potentially develop in what appears to be a rising market assisted by the current major infrastructure being built in Outer Western Sydney to support the new Badgerys Creek Airport. Distances are approximate:

St Marys Station - 1.7 kilometres

St Marys Main Street - 850 metres

M4 on ramp - 1 kilometre

St Marys RSL Club - 750 metres

Badgerys Creek Airport - 16 kilometres

Bus stop - 350 metres

St Marys South Public School - 650 metres

St Marys Senior High School - 1.7 kilometres

Our Lady of The Rosary Primary School - 500 metres

****We have gathered all information for this property from sources we deem reliable. However, we suggest that prospective purchasers to do their own due diligence.**

Listed By

Terry Hansen

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**Open for Inspection**

By Appointment.