

**4 Athel Street, North St Marys, NSW, 2760**



**House For Sale**

Saturday, 30 November 2024

4 Athel Street, North St Marys, NSW, 2760

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Vedant Agrawal  
1300082473

## ENDLESS POTENTIAL!

We are pleased to present 4 Athel Street, North St Marys by award winning agent Vedant Agrawal and Sayde Sassine.

Discover the endless potential of this 4-bedroom home, perfectly positioned on a generous 699\sqm block in the heart of the ever-growing West. This property offers an exciting opportunity to transform it into your home to live in or invest in a location which is a gold mine.

Featuring a spacious layout and a sought-after location, this home is vacant. Positioned in a well-connected area, this property offers an ideal combination of comfort and accessibility. It is conveniently located near a variety of amenities, including schools, local parks, and shopping centres, ensuring that all your daily needs are within easy reach. St Marys train station, Upcoming Metro is just a short drive away, providing excellent transport links to the broader Sydney area, and easy access to M4 and Great Western Highway.

### WHAT WE LIKE ABOUT THIS PROPERTY:

- 4 generously sized bedrooms offering ample space for comfort and privacy
- Common bathroom a great size ideal for families or tenants
- Separate living and dining ensure ample space for hosting
- Freshly painted with brand new flooring throughout the house
- Split system air conditioning along with ceiling fans
- Separate laundry area providing added convenience and ample storage space
- Under cover entertaining area ensures space for outdoor entertaining
- Duplex site & granny flat potential (STCA)
- 18 m (approx.) frontage
- Expansive 699sqm block offering ample space and development potential

Contact Vedant Agrawal on 0490 173 525 or Sayde Sassine on 0492 884 790 to arrange an inspection or for further details.

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