

45 Moira Crescent, St Marys, NSW, 2760



House For Sale

Wednesday, 20 November 2024

45 Moira Crescent, St Marys, NSW, 2760

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

LARGE BLOCK - 714.5 M2

Nestled in one of St Mary's most in demand streets, this residence presents an exceptional opportunity for astute investors, first home buyers, and those seeking to upsize or downsize in a high-demand location. Set on a generous 714.5 sqm parcel of land, the property offers an ideal blend of comfort, space, and future potential.

Property Highlights:

- Spacious 714.5 sqm Block: offering significant scope for dual occupancy, extension, or outdoor enhancements (STCA).
- Three Well-Proportioned Bedrooms: Thoughtfully designed for family living, each room offers ample natural light and space.
- Well-Maintained Bathroom: A clean, functional space with potential for modern updates.
- Prime Location: Positioned in close proximity to key amenities, including local schools, shopping precincts, public transport, and parklands-ideal for those who value convenience and lifestyle.
- Investment Potential: With strong capital growth in the area and high rental demand, this property is an attractive addition to any portfolio.

Whether you're looking to make it your family home, create a modern masterpiece, or capitalise on its investment potential, this property offers a rare opportunity in a thriving and evolving suburb.

Arrange an inspection today and explore the future possibilities of this outstanding property.
For more information, contact Marc Haddad on 0422 702 643 or Luka Loche on 0426 766 716

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