

**46 Debrincat Ave, North St Marys, NSW, 2760**

**CENTURY 21**

**House For Sale**

Wednesday, 20 November 2024

46 Debrincat Ave, North St Marys, NSW, 2760

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Robert Dababneh



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## Ideal for Families or Investors

Century 21 Southwest Fairfield is excited to present this well maintained single-story, four-bedroom home, perfectly positioned for convenience and comfort. Located just minutes from schools, train services, local shops, and with a bus stop only steps from your doorstep, this property offers unbeatable access to all the essentials. Whether you're seeking a quiet family-oriented lifestyle or a prime location for investment, this residence provides the ideal foundation.

Situated on an expansive 562sqm approx. block in the heart of North St. Mary's, inside this home offers a blend of style and practicality, with tiled and timber flooring throughout and a recently renovated bathroom. The spacious family entertainer's room is perfect for gatherings, offering a comfortable and versatile space for everyone to enjoy. The side access to the backyard offers convenient potential for future additional dwellings or expansions, enhancing the property's versatility and investment value.

### Features:

- 4 bedrooms, 2 equipped with built-in-wardrobes
- Kitchen with gas cooking
- Recently renovated bathroom with additional toilet in the laundry
- Large family entertaining room, suitable for larger families and gatherings
- Laundry with external access
- Outdoor storage space/teenagers retreat
- Bus stop 25 metres approx. from your front door
- St. Marys Rugby League Club 4 minutes away
- St. Marys Senior High School 6 minutes away
- M4 motorway 7 minutes away
- St. Marys Train station 4 minutes away

Whether you're envisioning a modern refresh or a complete transformation, this property offers endless possibilities to realize your dream living space. Don't miss this opportunity to restore and elevate a home that's filled with potential.

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