

**13 & 13a Blair Avenue, St Marys, NSW 2760**

**Raine&Horne.**

**House For Sale**

Tuesday, 23 April 2024

13 & 13a Blair Avenue, St Marys, NSW 2760

**Bedrooms: 5**

**Bathrooms: 2**

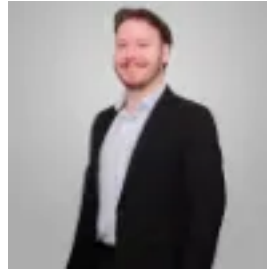
**Parkings: 2**

**Area: 1005 m2**

**Type: House**



Jack Turner  
0296235666



Liam Hayes  
0296235666

## Expressions Of Interest

Welcome to 13 & 13A Blair Avenue, St Marys, a spacious and versatile property that offers endless possibilities for investors or families seeking a comfortable and convenient lifestyle. This property is a rare gem that features two separate dwellings on one title, providing a unique opportunity for multi-generational living or rental income. Positioned within the Heart of St Marys, this property is close to all amenities such as Queen Street shops, St Marys Village, schools and approximately 600m to St Marys Train Station which is soon to be a Metro stop for the upcoming Western Sydney Airport & Aerotropolis. The main house boasts four well-proportioned bedrooms, updated kitchen and bathroom, separate toilet, air-conditioning, timber floors, and a spacious living area that flows seamlessly into the rest of the house. Externally, the home features a spacious backyard and loads of off-street parking. The second dwelling is a modern self-contained one bedroom granny flat with its own private gated access. The flat features a spacious bedroom, a bathroom, kitchen, internal laundry facilities, air-conditioning and living area. This space is perfect for accommodating extended family members or generating additional rental income. This prime real estate sits on a generous 1005 sqm zoned R4 HIGH DENSITY, meaning this property comes with abundant development potential (Subject to council approval). Don't miss out on this fantastic opportunity to secure a versatile property that offers endless possibilities. Contact Jack Turner on 0434 554 430 or Liam Hayes on 0423 678 864 for more information. \*\*\* All information contained herein is gathered from reliable sources, however we cannot guarantee its accuracy and all persons should rely on their own enquirers. Distances & amounts are approximate \*\*\*