

**30 Magnolia Street, North St Marys, NSW 2760**



**Sold House**

Tuesday, 21 November 2023

30 Magnolia Street, North St Marys, NSW 2760

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 683 m2**

**Type: House**



Chris Saleh

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**\$800,000**

You will be impressed from the moment you step inside this quality clad and tile home which is situated in a great street and only a short walk from local Shops and within walking distance to all other local amenities. It has been extremely well maintained (inside & out) and it is the first time ever offered for sale making it the perfect first home for a buyer or for potential investment!! Additional features include:-\* Three good sized bedrooms all with carpet and built-in wardrobes, ceiling fans to two rooms, main bedroom with air conditioning plus painted in a neutral colour scheme throughout \* Light-filled living consisting of front lounge room with split system air conditioning on entry, separate dining space off the kitchen area which also has a small bar for entertaining family and friends \* Previously updated kitchen situated in good space offering near new freestanding electric stove plus lots of cupboards for storage and bench space for food preparation \* Extremely neat and tidy main bathroom with combined shower and toilet, internal laundry with access to rear yard plus external second toilet \* Covered outdoor entertaining area overlooking child and pet friendly rear yard complete with mature landscaped gardens front and rear \* Side access leading through tandem carport to oversized and detached single lock up garage offering workshop / storage potential plus extra car spaces on the driveway \* All this on approximately 683m<sup>2</sup> block which also offers granny flat and duplex potential (S.T.C.A.) and rent potential of approximately \$500 to \$530 per week To find out more or to book an inspection please call Chris Saleh on 0448 374 365!!