

**44 Birch Street, North St Marys, NSW 2760**

**House For Sale**

Tuesday, 14 November 2023



44 Birch Street, North St Marys, NSW 2760

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 736 m2**

**Type: House**



Noah Khanjani  
0413888300



Brendan Dabaja  
0410978133

## Auction unless sold prior

Well maintained four bedroom family home in the ever popular North St Marys suburb. Sitting proudly on the high side of the street on a generous 736sqm block with an impressive 18m street frontage. All four bedrooms have built-ins and it also comes with a detached garage and extra-long driveway ideal for a caravan, boat or trailer. Plenty of room for a swimming pool and a granny flat (STCA). Property Features:- 4 spacious bedrooms, all with built-ins- Versatile family bathroom- Open plan kitchen with Gas cooking, dishwasher and abundant storage- Internal laundry- Reverse cycle air-conditioning- Large block at 736sqm, fully fenced and private- Plenty of room for a granny flat (STCA)- Short stroll to St Mary's High School and St Mary's North Primary School- Just 15min walk to the train station and local shops The Location: - M4 Motorway (8mins drive)- St Marys Rugby League Club (5min drive)- St Marys North Primary School (2min drive)- St Marys High School (5min drive)- Chifley College Dunheved (3min drive)- St Marys Village Shopping centre (5min drive)- Poplar Park sports grounds (1min drive) Whether you're a first home buyer, growing family or savvy investor, this lovely home is a must to inspect as opportunities like this are rare. Disclaimer: All information contained in this ad is gathered from sources we consider reliable. However, we cannot guarantee or give any warranty to the information provided. We encourage all buyers to conduct their own research.