

# 25 Champness Crescent, St Marys, NSW 2760

## House For Sale

Thursday, 4 July 2024



25 Champness Crescent, St Marys, NSW 2760

**Bedrooms: 4**

**Bathrooms: 1**

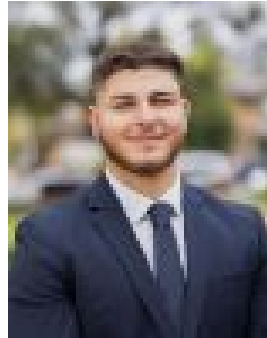
**Parkings: 2**

**Area: 670 m2**

**Type: House**



Chris Kaltoum  
0297211611



Somar Eichoue  
0410709695

## Offers Invited

National Real Estate are proud to present the ideal investment in a growing area! This 4 bedroom family home is set on 670sqm with an 18.34 metre frontage and R4 Zoning. The beauty of this property is in its ability to produce the perfect investment opportunity whilst serving its new owners with comfort and distinction. Beautifully presented double living rooms and separate dining area features wooden floorboards and the perfect layout for easy living. The well maintained kitchen located just off the dining area includes gas cooking, a rangehood and modern appliances. Three of the four spacious bedrooms include built-ins, all with fresh carpets. The back yard features manicured landscaping and a charming porch, perfect for outdoor relaxing and unwinding. Conveniently only 3 minutes from St Marys train station, this property is also located within a kilometre of St Marys Public school & Our lady of the Rosary primary school. Located in close proximity to parks, shopping centres and dining options, this home offers easy access to all amenities needed for a comfortable living. Features include: • Secured Garage + Workshop • Outdoor Alfresco/Entertainment Area • Two Living Areas • Separate Dining area • Gas Cooking • Timber Deck Alfresco • Beautifully Manicured Backyard • Close to train station and other amenities • Land size: 670sqm • 18.34m Frontage • R4 Zoning • Potential for a Duplex, unit Site or 2nd dwelling (S.T.C.) This property is much more than a future investment, it is the perfect place to call home. Don't miss out on this rare opportunity!