

# 33 Cedar Crescent, North St Marys, NSW 2760

## House For Sale

Tuesday, 25 June 2024

33 Cedar Crescent, North St Marys, NSW 2760

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 765 m2

Type: House



Paul Abassi

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## **Auction 13th of July at 10am**

OPEN HOME - SATURDAY 29TH OF JUNE AT 10AM - 10:30AM AUCTION - SATURDAY 13TH OF JULY AT

10AM Nestled in a tranquil cul-de-sac, this charming 3-bedroom house presents a perfect family lifestyle opportunity for both homeowners and investors alike. Sitting on a substantial 765sqm block, the home seamlessly integrates spacious indoor and outdoor living areas, ideal for entertaining. With potential to develop, this immaculate property is an excellent choice for growing families or savvy investors seeking a promising opportunity. Features include: + Potential duplex or granny flat potential S.T.C.A + Three generous bedrooms + Neat and tidy kitchen with ample cupboard space + Dining room flowing off of the kitchen + Light filled living room upon entry + Split system air-conditioning + Modern bathroom featuring a shower, vanity, toilet and floor-to-ceiling tiles + Internal laundry with external access + Well maintained, oversized back yard with garden shed + Currently tenanted at \$495 per week For further information please contact our friendly staff on 9673 2200. Disclaimer: We have been furnished with above information, however, Laing + Simmons The Abassi Group gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.