



### 80 Collins Street St Marys NSW

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Sitting on a clean and neat 601m2 block ready for a granny flat with plans already submitted to council for approval makes this home tick all the boxes!! Within close proximity to local shops, schools, M4 Motorway and St Marys station this block is a rare find offering a first home buyer or savvy investor a smart buy!

- 3 Spacious Bedrooms
- Updated Kitchen with plenty of storage/cupboard space
- Side Access for potential tenant of Granny Flat (S.T.C.A)
- Quality timber floors throughout home
- Solar Panels, 2 x 2500l Water Tanks and great quiet street within close distance to St Marys CBD
- Currently tenanted at \$430 p.w with potential return of \$800+ with Grannyflat
- EASEMENT FREE BLOCK

**Land Size** : 601 sqm  
**View** : <https://www.skyproperty.com.au/sale/nsw/western-sydney/st-marys/residential/house/5713587>



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