



Laing+Simmons



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1/155 Brisbane Street, St Marys

Sold by Team Abassi  
245 sqm

Laing+Simmons | St Marys • Ropes Crossing

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# NEST OR INVEST



## TWO SAFE WAYS TO VIEW A PROPERTY

- 1) YOU MUST CALL US AND REGISTER FOR A PRIVATE INSPECTION
- 2) CALL US AND REGISTER FOR A VIRTUAL TOUR OF THE HOME

Whether you're looking for your first home or a great investment, here is your chance to purchase this conveniently located three bedroom house. This uniquely designed single storey spacious residence offers an idyllic lifestyle without compromising on space.

Enjoy the grandeur of this exquisite home, designed with comfort and style in mind and with a host of luxury inclusions; all within an ultra-convenient street and just a short distance to schools, day care centres, shops & parks and public transport.

### Features include:

- + Three well sized bedrooms
- + Main bedroom with built in wardrobe
- + Spacious kitchen with plenty of cupboard space
- + Spacious sunroom / living room
- + Main bathroom combined with a bathtub, shower and toilet
- + Internal laundry
- + Split system air conditioning
- + Single carport

Disclaimer: We have been furnished with above information, however, Laing + Simmons 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.

## Links

[Click to view on our website](http://www.lsstmarys.com.au/property-for-sale.html)

<http://www.lsstmarys.com.au/property-for-sale.html>

# Words That Describe This Property

THREE WELL SIZED BEDROOMS

SPACIOUS KITCHEN

MODERN BATHROOM

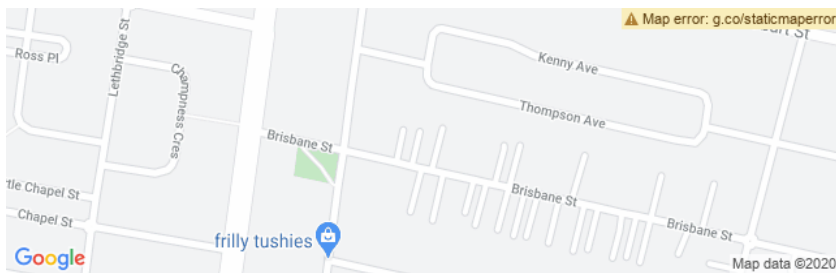
1/155 Brisbane Street, St Marys

INTERNAL LAUNDRY

SPLIT SYSTEM AIRCONDITIONER

SINGLE CARPORT

## Location Map



## Other Views



## Floor Plan 1

1/155 Brisbane Street, St Marys

**Laing+Simmons**  
Ropes Crossing • St Marys

Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.

Approx  
Internal: 99.5m<sup>2</sup>



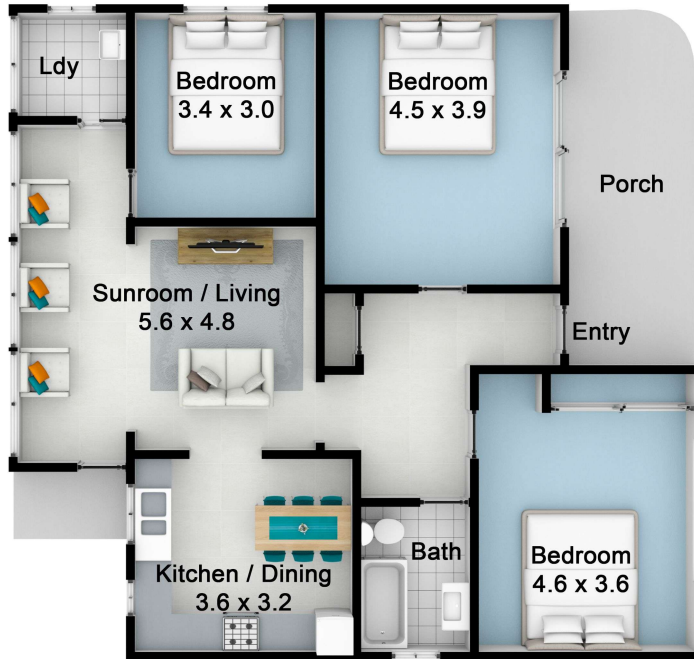
Carport  
5.4 x 3.0



Rear



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Porch

Entry

Front



[www.digital1.com.au](http://www.digital1.com.au)

# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6270/47\\_1.155BrisbaneCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6270/47_1.155BrisbaneCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6382/66\\_1.155Brisbane-RentalAppraisalLetter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6382/66_1.155Brisbane-RentalAppraisalLetter.pdf)



# Around The Area



This amazing property is almost a stones throw from the heart of St Marys.

Convenience is key as they are located close to all amenities including:

- Childcare Centres
- Coles
- Woolworths
- Aldi
- Takeaway Restaurants
- St Marys Train Station
- Gourmet Cafes
- Australia Post
- St Marys Community Centre
- St Marys Hotel



# Laing+Simmons

## St Marys • Ropes Crossing

At Laing+Simmons St Marys/Ropes Crossing we combine expertise across the full spectrum of real estate services with a genuine passion for the local area.

Under the leadership of experienced Director and passionate local Paul Abassi, Laing+Simmons St Marys/Ropes Crossing provides expert sales, property management, project marketing and valuation services to the established St Marys community as well as the expanding Ropes Crossing area.

We have a long history in the western Sydney area, previously operating as 101 Property Agents in St Marys before joining the respected Laing+Simmons network in 2012.

Over the years we have worked with a broad client base, consistently achieved outstanding results and honed our skills and experience to establish a unique, collaborative approach to client service.

We understand that for most people, the sale of their home is the most significant financial transaction they will ever undertake. From an emotional perspective, there is naturally a heightened sense of anxiety at this time and many find the process stressful.

Our approach is focused on alleviating this anxiety and stress and we achieve this by always operating an honest, transparent and genuine way. We work closely with you to ensure you are informed and comfortable with our sale campaign strategies, we take the time to listen to your needs and we'll always present you with an honest appraisal of the facts.

We realise that every home, and every client, is unique and we therefore tailor individual solutions to meet your individual needs. In short, we treat you with the respect you deserve.

Similarly, we understand the needs of landlords and tenants and we take great care in ensuring both parties enjoy the mutual benefits of a relationship with us. Our approach to property management is focused on achieving the best outcomes for everyone and we do this by keeping the lines of communication open, through careful attention to detail and by treating landlords and tenants with respect.

## Links

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[lsre.com.au/st-marys](https://lsre.com.au/st-marys)