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\$699,000 - \$739,000
 153 sqm

Jordan Springs

Laing+Simmons | St Marys • Ropes Crossing

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(02) 9673 2200
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ULTIMATE LOCATION - DON'T MISS OUT!



Eligible for \$25000 Home Builder Government Grant plus \$10000 First Home Buyers Government Grant

• Terms and Eligibility Criteria apply

Estimated completion in June / July 2021

- + Positioned close to Schofields Train Station
- + Easy access to parks, local shops & schools
- + 10 minute drive away from Rouse Hill Shopping Centre
- + Close access to Marsden Park Business Centre
- + Close proximity to Tallawong Metro Station
- + Strata \$500 per quarter approx

INCLUSIONS

- + Full turnkey, fixed price packages
- + 20mm reconstituted stone kitchen bench with pencil round edge profile
- + Laminated timber flooring to ground floor areas

- + Driveway, fences, clothesline and letter box included
- + NBN available
- + Stainless steel appliances in kitchen

For further information, please contact our friendly staff on 9673 2200.

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

20MM STONE BENCHTOPS

FIRST GRADE QUALITY CARPET

STYLISH INTERIORS

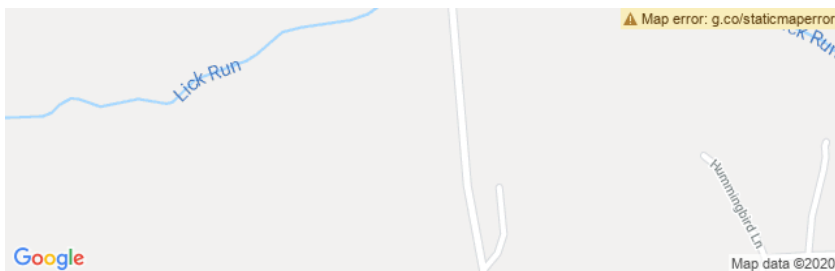
Jordan Springs

CLOSE TO LOCAL AMENITIES

LAMINATED TIMBER FLOORING

LANDSCAPED FRONT AND REAR YARD

Location Map



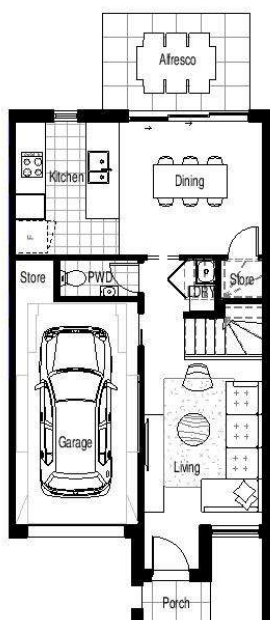
Floor Plan 1

DAHLIA

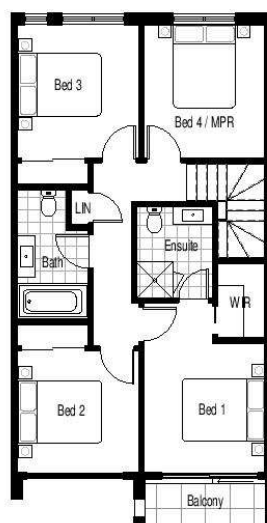
LOT 08



Front Elevation



Ground Floor



First Floor



DISCLAIMER

Please note that this material was produced prior to construction and is intended as an indication of the items to be included and/or the general layout of the property and is merely indicative and should not be construed as constituting an offer, guarantee or contract. The Vendor reserves the right to make changes, alter, amend or change at any time the dimensions, areas, fittings, finishes, specifications items detailed here in without reference to or approval by the purchaser. This material should be read in conjunction with any Contract for Sale. All furniture illustrated is indicative only and is not included in the sale.

Areas calculated are approximate only, they have been calculated under the definition of GBA, which includes: external walls, stair voids and penetrations

AREA SCHEDULE

GROUND	49.2m ²
FIRST	70.1m ²
GARAGE	20.4m ²
PORCH	1.8m ²
ALFRESCO	8.6m ²
BALCONY	3.4m ²
Grand Total	153.5m²

Revision No: B

Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6956/40_Lot8COS.pdf

Around The Area



This amazing property are almost a stones throw from the heart of Jordan Springs.

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

- Woolworths Jordan Springs
- Water Gum Community Park
- Samuel Terry Public School
- Llandilo Fruit Shop
- Cherrywood Village
- Llandilo Golf Driving Range
- Xavier College
- Cranebrook High School

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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