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10/40 Saddington Street, St Marys

Sold by Team Abassi
82 sqm

Investor's Dream



This immaculately presented 2 bedroom apartment ticks all the boxes. Situated close to all amenities, this two bedroom unit is perfect for those home owners looking for easy and convenient living or investors looking to add a gem into their investment portfolio.

Located within the ever promising and growing suburb of St Marys with only a few minutes' walk to St Mary's train station, Queen Street shops and eateries and with access to the M4 for just up the road, this home ticks all of the boxes.

Features include;

- + 2 Spacious, well lit bedrooms
- + Kitchen with leafy outlook and electric cooking
- + Bathroom with modern vanity, shower and bath
- + Convenient internal laundry
- + Linen cupboard
- + Open plan lounge / dining area
- + Private balcony with tranquil views
- + Located on the top floor
- + Recently painted and new carpet laid
- + Currently leased for \$250 per week approx

- + Close to transport and local amenities
- + Water rates approx: \$180 per quarter
- + Council rates approx: \$388 per quarter
- + Strata rates approx: \$645 per quarter

Be quick as this property will not last long!

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

TWO SPACIOUS WELL LIT BEDROOMS

LOCATED ON THE TOP FLOOR

SINGLE CARPORT

10/40 Saddington Street, St Marys

CURRENTLY LEASED AT \$250 P/W

KITCHEN WITH LEAFY OUTLOOK

MODERN BATHROOM

Location Map

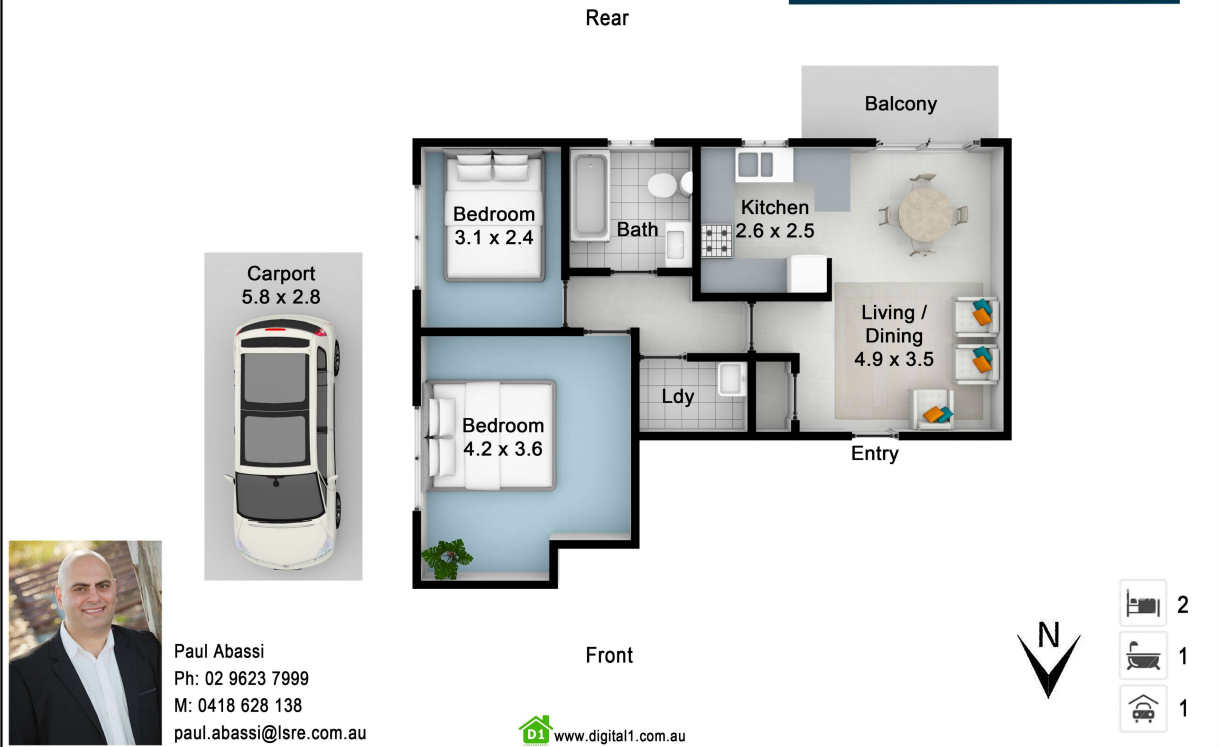


Floor Plan 1

10/40 Saddington Street, St Marys

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

Laing+Simmons
Ropes Crossing • St Marys



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5979/71_10.40SaddingtonCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5962/42_10.40Saddington-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:

- Aldi St Marys
- St Marys Village Shopping Centre
- Takeaway and Dine-in Restaurants
- Woolworths
- Australia Post
- Target
- Gloria Jeans
- St Marys Hotel
- Coles St Marys
- Station Plaza
- Ripples St Marys Leisure Centre

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

[Laing+Simmons St Marys / Ropes Crossing](#)

lsre.com.au/st-marys