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10/6 Stapley Street, Kingswood

No Strata fees - Spacious Townhouse



# Torrens title townhouse like no other!



[Watch Video](https://youtube.com/watch?v=Xz54yS2NA40)

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As soon as you step inside, you will notice the amount of space this townhouse has to offer. From the cloakroom to the under-stair storage and a generous sized laundry your family has plenty of room to store all the essentials.

The Gas kitchen is conveniently placed in the heart of the home to be overlooking the family room, covered alfresco area and backyard so that you can entertain in all these areas and still be close to your guests.

Features Include:

- + Torrens Title – No Strata!
- + Three generous sized bedrooms all with built in robes
- + Updated family bathroom with separate toilet, plus downstairs powder room
- + Two living areas including Formal lounge and family room
- + Two Split system Air Conditioners
- + Abundance of storage in Laundry & under stairs
- + Covered alfresco entertaining area

Located in a prime position you will be just:

900m to Nepean Hospital (Approx. 11 min walk)

1.5 km (approx. 18 min walk) to Kingswood Station or 3 min drive

1.8 km (approx. 20 mins walk) to western Sydney university or 5 min drive

South west facing ensures you have sun all day allowing ample light in the home during winter to keep you warm and catch those cool southerly breezes in summer. From massive amounts of living space to generous proportioned rooms, you can't miss out on this one, give us a call today to arrange your private viewing.

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

THREE GENEROUS SIZED BEDROOMS

FAMILY BATHROOM

X2 SPLIT-SYSTEM AIR-CON UNITS

10/6 Stapley Street, Kingswood

DOUBLE LOCK UP GARAGE

COVERED ALFRESCO

LOCATED IN PRIME POSITION

## Location Map



## Other Views



## 10/6 Stapley Street, Kingswood

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

Please note:

Floorplan measurements are a guide only.

All dimensions are approximate in their distance and volume.



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6660/2\\_10.6StapleyCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6660/2_10.6StapleyCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6262/63_10.6Stapley-RentalAppraisalLetter.pdf)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6262/63\\_10.6Stapley-RentalAppraisalLetter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6262/63_10.6Stapley-RentalAppraisalLetter.pdf)



# Around The Area



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

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

- Kingswood Train Station
- Nepean Hospital
- Kingswood Hotel
- Dine-in and Takeaway Restaurants
- Westfield Penrith
- Aldi
- Officeworks
- Australia Post
- Stapley Street Park
- Penrith Train Station



# 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)