



11/308-310 Great Western Highway, St Marys

Sold by Team Abassi



# GREAT INVESTMENT OPPORTUNITY

Seeking a neatly presented studio apartment in St Marys? Look no further... Laing+Simmons invites you to inspect this perfectly positioned secure studio apartment. Located at walking distance to amenities including shops, schools, child care, public transport, easy access to M4 motorway.[]

Property features include:

- + Studio Apartment
- + Ground Floor Unit
- + Carpeted
- + Split System Air Conditioner
- + Internal Laundry
- + Currently Rented At \$240 Per Week
- + Wheelchair Access

AMENITIES CLOSE BY (Please note all distances are approximate only)

- + Koala Corner Children's Centre - 270 metres
- + Closest bus stop - 400 metres
- + St Marys Village Shopping Centre - 1.1Km
- + St Marys South Public School - 1.4Km
- + St Marys Senior High School - 1.5Km
- + Western Sydney University - 4.9Km

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)

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# Words That Describe This Property

STUDIO APARTMENT

SPLIT SYSTEM AIR-CONDITIONING

RENTED AT \$240 PER WEEK

11/308-310 Great Western Highway, St Marys

INTERNAL LAUNDRY

GROUND FLOOR UNIT

WHEELCHAIR ACCESS

## Location Map



# Contract of Sale

## Links

[Contract of Sale](#)

[https://agentboxcdn.com.au/2218/public\\_html/media/lt/1/1P2041/doc/156031640961353793.pdf](https://agentboxcdn.com.au/2218/public_html/media/lt/1/1P2041/doc/156031640961353793.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](https://ls.webbooks.com.au/module_resources/pdf_module/5416/51_11.308.310GWH-appraisalletter.pdf)

[https://ls.webbooks.com.au/module\\_resources/pdf\\_module/5416/51\\_11.308.310GWH-appraisalletter.pdf](https://ls.webbooks.com.au/module_resources/pdf_module/5416/51_11.308.310GWH-appraisalletter.pdf)

# Around The Area



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

convenience is key as they are located close to all the amenities;

- Sydney Street Patisserie
- Beauty Salons
- The Salvation Army
- Australian Post
- Service Stations
- Oxley Park Public School
- Childcare Centres
- Coles
- Woolworths
- Aldi

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