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17 Brooker Street, Colyton

Sold  
607 sqm



# NEST OR INVEST?



This uniquely designed single storey spacious residence offers an idyllic lifestyle without compromising on space. Enjoy fabulous indoor and outdoor areas coupled with a huge, child friendly yard, this property is conveniently located close to schools, shopping centers and public transport.

This home is the perfect opportunity for the first home buyer, family or investor.

Features include:

- + Four good sized bedrooms, three with built-in wardrobes
- + Spacious kitchen with a 4 burner gas cook top, pantry & plenty of bench space
- + Ideal for a granny flat addition (STCA)
- + Ducted air conditioning
- + Family bathroom featuring modern floor to ceiling tiles, a large shower and toilet
- + Internal laundry consisting of a second toilet
- + Energy efficient solar panels
- + Large rainwater tank
- + Single lock up garage with office space and storage

For further information please contact our friendly staff on 02 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

FOUR GOOD SIZED BEDROOMS

MULTIPLE LIVING AREAS

DUCTED AIR-CONDITIONING

17 Brooker Street, Colyton

INTERNAL LAUNDRY

UNDERCOVER DECKED ALFRESCO

SINGLE GARAGE + OFFICE SPACE

## Location Map



## Other Views



## 17 Brooker Street, Colyton

**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/7866/80\\_17BrookerCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/7866/80_17BrookerCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/7865/55\\_RentalAppraisalLetter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/7865/55_RentalAppraisalLetter.pdf)



# Around The Area



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

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

- Childcare Centres
- Colyton Seafood and Takeaway Shop
- Australia Post
- Colyton Veterinary Clinic
- IGA Colyton
- Hair and Beauty Salons
- Sharon's Superb Slices
- Kevin Dwyer Park
- Takeaway and Dine-in Restaurants
- Officeworks Minchinbury



# 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)