



2/239-241 Great Western Highway, St Marys

Sold by Team Abassi



# Motivated Seller - Perfect Investment



Laing + Simmons St Marys/ Ropes Crossing is excited to offer this 3 bedroom completely detached townhouse in a great private complex of 10.

Features include:

- + Downstairs master with ensuite access to main bathroom
- + Open plan living with lounge and dining room
- + Modern kitchen with stone benchtops
- + Ceramic cook top with stainless steel oven and range hood
- + Mirror built ins to all 3 bedrooms
- + Split system air conditioning
- + Tiled floor throughout downstairs open plan living
- + Single lock up garage with drive thru access
- + Covered entertaining area
- + Security gate with intercom system

+ Water Rates: \$250 per quarter approx.

+ Council Rates: \$350 per quarter approx.

This townhouse is a must if you are looking for a solid investment, so 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 enquirers 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

SECURITY GATE/INTERCOM SYSTEM

SINGLE LOCK UP GARAGE

MODERN KITCHEN/STONE BENCHTOPS

2/239-241 Great Western Highway, St Marys

SPLIT-SYSTEM AIR CONDITIONING

3 BEDROOMS/MIRRORED BUILT-INS

COVERED ENTERTAINMENT AREA

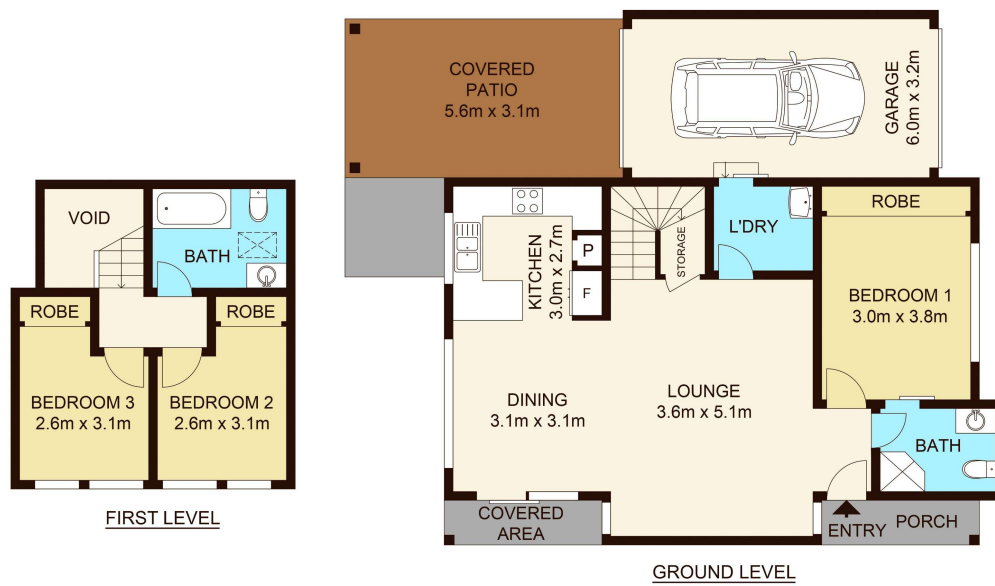
## Location Map



## Other Views



## Floor Plan 1



2/239-241 Great Western Highway, ST MARYS

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Industrie Media



# Contract of Sale

## Links

[Contract of Sale](#)

[https://ls.lwebbooks.com.au/module\\_resources/pdf\\_module/4388/17\\_2.39-241GWHCOS.pdf](https://ls.lwebbooks.com.au/module_resources/pdf_module/4388/17_2.39-241GWHCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5691/57_2.239.241GWH-Rentalappraisalletter.pdf)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5691/57\\_2.239.241GWH-Rentalappraisalletter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5691/57_2.239.241GWH-Rentalappraisalletter.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)