



23/43 Santana Road, Campbelltown

SOLD BY TEAM ABASSI

Opportunity not to be missed!



This modern three bedroom, two bathroom apartment is conveniently located within walking distance to all local amenities including, shopping centres, eateries, hospitals, schools and public transport.

Featuring its own private wrap around courtyard, perfect for outdoor entertainment and open plan living spaces, this apartment is the perfect investment or a place to call home.

Features include;

- + 3 Spacious bedrooms with mirrored built in wardrobes
- + Main bedroom with stylish en-suite
- + Modern kitchen with gas stove and an oversized pantry
- + Stylish main bathroom with shower, bathtub and toilet
- + Comfortable open plan living with lounge and dining areas
- + Copiousness of natural light
- + Convenient internal laundry
- + Linen cupboard
- + Intercom security system
- + Wrap around private courtyard
- + Split system air conditioner in living area

+ Strata levies – \$872 per quarter

+ Council rates – \$265 per quarter

+ Water rates – \$180 per quarter

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

3 SPACIOUS BEDROOMS

INTERCOM SECURITY SYSTEM

SPLIT-SYSTEM AIR-CONDITIONING

23/43 Santana Road, Campbelltown

CONVENIENT INTERNAL LAUNDRY

CURRENTLY LEASED AT \$475 P/W

WRAP AROUND PRIVATE COURTYARD

Location Map



23/43 Santana Road, Campbelltown

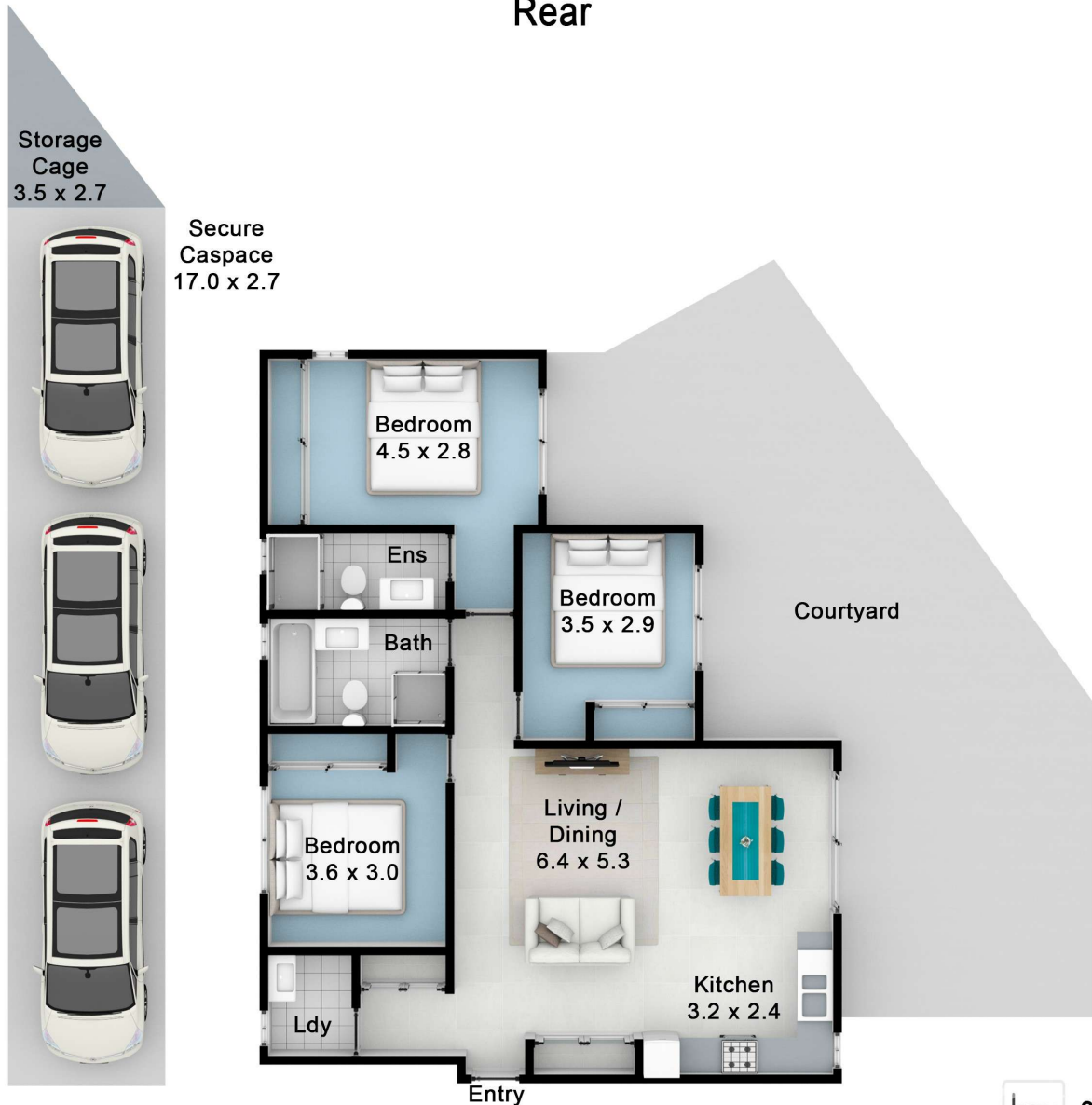
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Please note:

Floorplan measurements are a guide only.

All dimensions are approximate in their distance and volume.

Rear



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Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5614/84_23.43SantanaCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5590/49_23.43Santana-appraisalletter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5590/49_23.43Santana-appraisalletter.pdf

Around The Area



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

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

- Campbelltown Hospital
- Gloria Jeans
- The Coffee Club
- Takeaway Restaurants
- Macarthur Gardens Retirement Village
- The Macarthur Tavern
- Park Central Family Practice
- Event Cinemas
- Macarthur Station
- Woolworths Campbelltown

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