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34/26-32 Princess Mary Street, St Marys

Sold by Paul Abassi  
 119 sqm



# Unbeatable Location!



This immaculately presented 2 bedroom apartment ticks all the boxes. Situated close to all amenities, this spacious unit is perfect for those home owners looking for easy and convenient living or investors looking to add a gem into their investment portfolio.

Located in the heart of St Marys the opportunity to call this extraordinary penthouse home should not be missed.

#### Features Include:

- + Main bedroom with built in mirrored wardrobe, ensuite & balcony
- + Second bedroom with built in mirrored wardrobe
- + Gourmet kitchen with gas appliances and ample cupboard space
- + Open plan living/dining room enriched with carpet
- + Family bathroom combined with a floor to ceiling tiles
- + Living room seamlessly extending onto covered balcony
- + Split system air-conditioning
- + Internal laundry

- + Currently tenanted at \$370 per week - tenants happy to stay on
- + Strata rates \$584.70 quarter Approx
- + Council \$370 quarter Approx
- + Water \$171 quarter approx

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

TWO GOOD SIZED BEDROOMS

GOURMET KITCHEN

FAMILY BATHROOM

34/26-32 Princess Mary Street, St Marys

SPLIT SYSTEM AIR-CONDITIONING

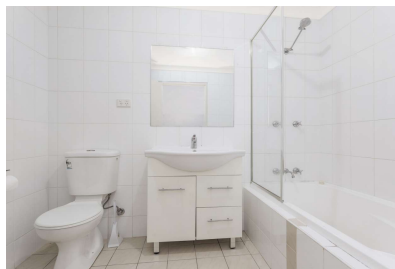
INTERNAL LAUNDRY

UNDERGROUND PARKING/INTERCOM

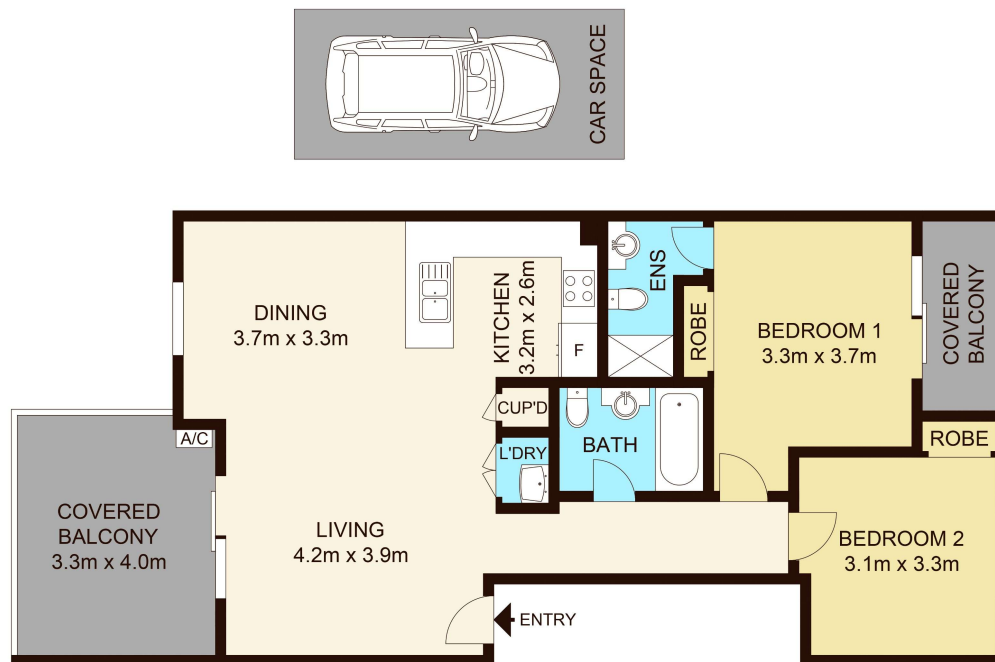
## Location Map



## Other Views



## Floor Plan 1



34/26-32 Princess Mary Street, ST MARYS

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



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6355/19\\_34.26.32PMSCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6355/19_34.26.32PMSCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](#)

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# Around The Area



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

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

- St Marys Village Shopping Centre
- Woolworths
- Coles
- Aldi
- St Marys Vet
- St Marys Station
- Target
- Dine in and Takeaway Restaurants
- St Marys Band Club
- Childcare Centres
- Anytime Fitness



# 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)