



4 Tyne Court, St Clair

Sold by Team Abassi
562 sqm

IMMACULATE FAMILY HOME



Enjoy the grandeur of this exquisite home, designed with comfort and style in mind and with a host of luxury inclusions; all within an enviable whisper quiet cul-de-sac and just a short distance to St Clair's schools, day care centres, shops & parks and public transport.

This stylish & meticulously maintained family home offers generous living and dining areas, spacious bedrooms and an abundance of space for the growing family. The backyard provides a venue for bbqs and weekend entertaining with a large covered outdoor entertainment area and manicured lawns & landscaping; be sure to inspect as soon as possible.

Features include:

- + Three generous bedrooms, all with built in wardrobes and fans
- + Oversized master suite featuring a double sized built in wardrobe
- + Modern kitchen with a dishwasher, a gas cooktop, new oven and plenty of storage
- + Family bathroom combined with a vanity, shower and bathtub
- + Separate toilet
- + Ducted air-conditioning throughout
- + All weather outdoor entertainment area with tranquil gardens

- + Natural colour scheme throughout and a copiousness of natural light
- + Two spacious garden sheds
- + Freshly painted & updated floating floorboards

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)

<http://www.lsstmarys.com.au/property-for-sale.html>

Words That Describe This Property

THREE GENEROUS SIZED BEDROOMS

OVERSIZED MASTER SUITE

MODERN KITCHEN

4 Tyne Court, St Clair

DUCTED AIR-CONDITIONING

TWO SPACIOUS GARDEN SHEDS

FLOATING FLOORBOARDS

Location Map



Other Views



Floor Plan 1



4 Tyne Court, ST CLAIR

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/6019/43_4TyneCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6004/67_4Tyne-Rentalappraisalletter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6004/67_4Tyne-Rentalappraisalletter.pdf

Around The Area



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

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

- St Clair Shopping Centre
- Takeaway and Dine-in Restaurants
- 7-Eleven
- Foodworks St Clair
- St Clair Leisure Centre
- Cattie Florist- St Clair
- Childcare Centres
- Earl's Onroad Driving School
- Elizabeth Torrance Park
- St Clair Dog Grooming

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