



5/87-89 O'Neill Street, Guildford

Sold by Team Abassi



# INVEST OR NEST



Conveniently located within walking distance to all amenities, this well maintained apartment offers large living and dining areas plus kitchen with ample cupboard space. Two generous sized bedrooms, an internal laundry plus a great size bathroom make it ideal for a low maintenance lifestyle.

Walking distance to local shops, cafes, restaurants, bus stops and train station.

Features include;

- + 2 Spacious bedrooms
- + Kitchen with electric cooking
- + Freshly painted throughout
- + New Carpets throughout
- + Bathroom with toilet, basin, combined shower and bath
- + Convenient internal laundry
- + Private balcony
- + Weekly rent potential \$360
- + Single carport

- + Strata rates: \$615.00 per quarter approx
  - + Council rates: \$262.50 per quarter approx
  - + Park and playground directly next door
- Be quick as this property will not last long!

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>

# Words That Describe This Property

2 SPACIOUS BEDROOMS

PRIVATE BALCONY

CONVENIENT INTERNAL LAUNDRY

5/87-89 O'Neill Street, Guildford

SINGLE CARPORT

RENT POTENTIAL OF \$360 P/W

NEAT AND TIDY KITCHEN

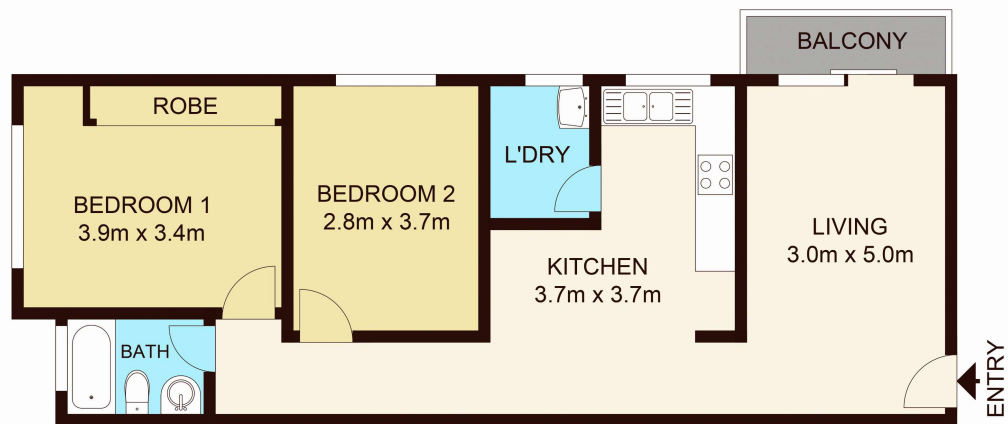
## Location Map



## Other Views



## Floor Plan 1



5/87 - 89 Oneill Street, GUILFORD

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



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5706/88\\_5.87.89COS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5706/88_5.87.89COS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5683/15_5.87.89-Rentalappraisalletter.pdf)

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# Around The Area



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

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

- Guildford Station
- Australia Post
- SUPA IGA Guildford
- Foodworks
- Guildford Family Meat
- Guildford Library
- Allison Road Park
- Service Stations
- Officeworks Guildford
- Guildford Bowling Club
- Takeaway restaurants



# 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)