



 3
  1
  1

5 Magnolia Street, North St Marys

Sold by Team Abassi
 778 sqm

IMMACULATE FAMILY HOME



Promoting a comfortable family lifestyle of modern convenience, this superb clad residence combines quality finishes with contemporary style. Spacious and immaculately presented, it delivers a truly exceptional family lifestyle opportunity with its 3 generous sized bedrooms, spacious and light filled living areas and a spacious yard.

Encapsulating effortless contemporary living in an established neighbourhood, this stunningly designed home reveals high-quality finishes over a tastefully styled layout. Positioned close to all local amenities including schools, parks and bus stops, this is sure to make for comfortable living.

Features include;

- + 3 generous sized bedrooms
- + Ultra-modern kitchen with an electric cook top and ample cupboard space
- + Comfortable open plan family / dining room
- + Main bathroom combined with a bathtub, shower and toilet
- + Glass doors seamlessly extending onto Pergola / deck area
- + Landscaped child friendly yard
- + Alarm System
- + Single garage & workshop
- + Potential for granny flat (S.T.C.A)

Disclaimer: We have been furnished with above information, however, Laing + Simmons gives no guarantees, undertakings or

Links

[Click to view on our website](#)

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

Words That Describe This Property

THREE GENEROUS SIZED BEDROOMS

ULTRA-MODERN KITCHEN

ALARM SYSTEM

5 Magnolia Street, North St Marys

MODERN FAMILY BATHROOM

POTENTIAL FOR GRANNY FLAT

SINGLE GARAGE + WORKSHOP

Location Map



Other Views



Building and Pest Report

Links

[Building and Pest report](#)

<https://www.beforeyoubid.com.au/reports/5-magnolia-street-north-saint-marys-nsw-2760/building-pest>

5 Magnolia Street, North St Marys

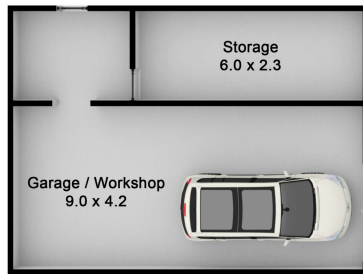
Laing+Simmons
Ropes Crossing • St Marys

Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.

Approx
Internal: 139.5m²



Rear



Paul Abassi
Ph: 02 9623 7999
M: 0418 628 138
paul.abassi@lsre.com.au

 www.digital1.com.au



Front



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6291/27_5MagnoliaCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6199/19_5Magnolia-RentalAppraisalLetter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6199/19_5Magnolia-RentalAppraisalLetter.pdf

Around The Area



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

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

- Coles
- Woolworths
- Aldi
- Target
- Lucky Australian Hotel
- St Marys Station
- St Marys Hotel
- St Marys Australia Post
- Revolutions Health and Fitness Centre
- St Marys Village Centre
- Gloria Jeans

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