



6/1 Fysh Place, Bidwill

Sold by Team Abassi

A PLACE TO CALL HOME OR A GREAT INVESTMENT



Whether you're looking for your first home or a great investment, here is your chance to purchase this modern, three bedroom townhouse. This uniquely designed two level spacious residence offers an idyllic lifestyle without compromising on space.

Enjoying fabulous indoor and outdoor areas coupled with an ultra-low maintenance courtyard, this property is conveniently located close to schools, shopping centres and public transport.

Features include:

- + Three well sized bedrooms, two with built in wardrobes
- + Spacious kitchen with plenty of cupboard space
- + Open plan lounge & dining room
- + Family bathroom with separate shower and bathtub
- + Internal laundry with external access
- + Single under cover carport with secure gates
- + Potential rental return of \$335 per week
- + Strata rates \$669.60 quarter Approx
- + Council \$364 quarter Approx
- + Water \$172 quarter approx

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 WELL SIZED BEDROOMS

SPACIOUS KITCHEN

POTENTIAL RENT OF \$335 P/W

6/1 Fysh Place, Bidwill

SINGLE UNDERCOVER CARPORT

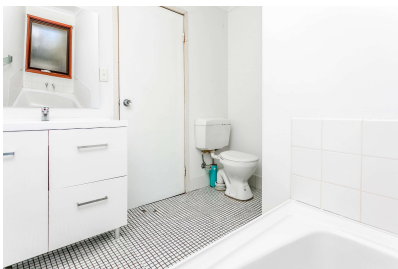
FAMILY BATHROOM

OPEN PLAN LOUNGE/DINING AREA

Location Map



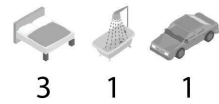
Other Views



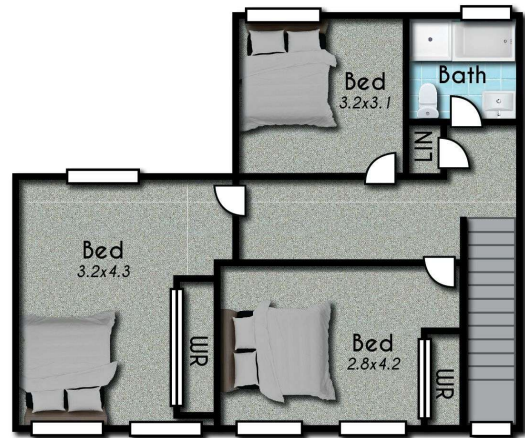
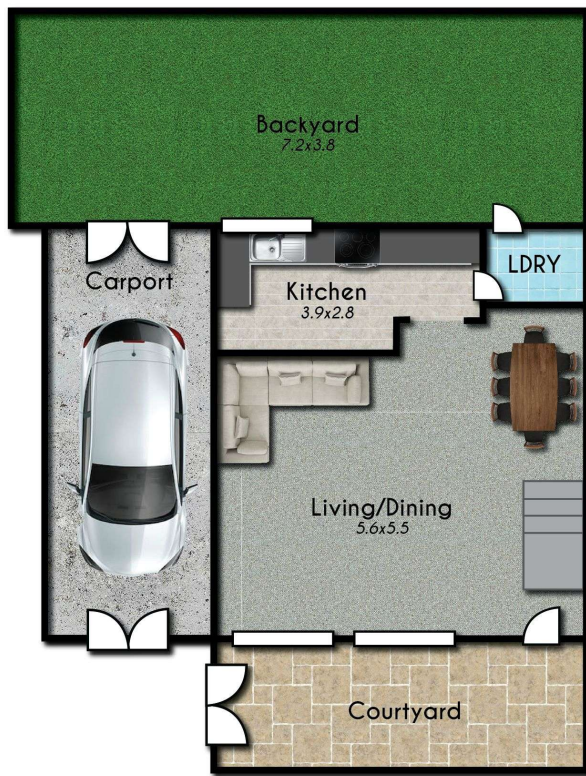
Laing+Simmons

6/1 Fysh Pl

Bidwill



Furniture fixture for display only
 Floor plan size and measurement for display only
 Floor textures for display only, color and material may not be accurate



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5429/46_6.1FyshCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5437/21_6.1Fysh-appraisalletter.pdf

Around The Area



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

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

- Bidwill Family Practice
- Palms Pacific Supermarket
- Bidwill Hotel
- Blackett Shopping Centre
- Blacktown Youth College
- Takeaway Restaurants
- Woolworths
- Anytime Fitness
- Cedars Tavern
- Bidwill Reserve

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