



62 Highdale Terrace, Glenmore Park

Sold at Auction



# MUST BE SOLD ON AUCTION DAY!



THIS PROPERTY IS IN NEED OF WORK AND WILL BE SOLD AS IS.

With vast potential a rare opportunity and the perfect location, A quick look and a drive around is sure to confirm your decision to buy this property.

Features include:

- + Four oversized bedrooms two with built in wardrobes and one with walk in wardrobe & ensuite
- + Palatial master suite featuring an ensuite, an enormous walk in wardrobe and a parents retreat
- + Balcony off parents retreat overlooking superb views
- + Additional rumpus room/kids retreat on the first floor
- + Chefs dream kitchen featuring stainless steel appliances, caesarstone benchtops and a dishwasher
- + Open plan dining and family room on the ground floor with a seamless flow to the outdoor pool area and backyard
- + Powder room conveniently located on the ground floor
- + Study
- + Media room
- + Inground swimming pool
- + Ducted air-conditioning

+ Oversized double remote controlled garage with internal access

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

4 OVER-SIZED BEDROOMS

PARENTS RETREAT

INGROUND SWIMMING POOL

62 Highdale Terrace, Glenmore Park

MEDIA ROOM

DUCTED AIR-CONDITIONING

CHEFS DREAM KITCHEN

## Location Map



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5526/22\\_62HighdaleCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5526/22_62HighdaleCOS.pdf)

# Around The Area



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

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

- Coles
- Woolworths
- Aldi
- Takeaway and Dine-in Restaurants
- Mulgoa Rise Fields
- Kids Academy Childcare
- Cheds Towns Reserve
- Glenmore Park Medical Centre
- Glenmore Park Dental
- Glamour Skin and Beauty



# 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)