



9/55 Saddington Street, St Marys

Sold by Team Abassi

# INVESTORS TAKE NOTE..!



This is a great investment opportunity. Ideally located at walking distance to all that St Marys has to offer; including train station, bus stops, shopping centre, park land, Aldi, Woolworths and various school options.

Features include:

- + 2 good size bedrooms
- + Neat Kitchen & bathroom
- + Combined lounge and dining
- + Carport
- + Currently Rented at \$260 Per Week

All this situated in a sought after pocket of St Marys. Make sure you are available for the 1st Open home or Contact our office NOW to book a private appointment!

Quarterly outgoings:

- + Strata \$606.85 per quarter
- + Council rates \$387.50 per quarter

Approximate distance to local amenities :

- + Bus service: 150 mtrs
- + School zones: 190 mtrs
- + Parkland / BBQ area : 600 mtrs
- + Aldi supermarket: 700 mtrs
- + Local restaurants: 700 mtrs
- + St Marys Band Club: 750 mtrs
- + St Marys CBD: 950 mtrs
- + St Marys train station: 1.5 km

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>

# Words That Describe This Property

2 GOOD SIZED BEDROOMS

RENTED AT \$260 PER WEEK

NEAT KITCHEN

9/55 Saddington Street, St Marys

TIDY BATHROOM

CLOSE TO LOCAL AMENITIES

OPEN PLAN LOUNGE/DINING AREA

## Location Map



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5748/72\\_9.55SaddingtonCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5748/72_9.55SaddingtonCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5659/35\\_9.55Sddington-Rentalappraisalletter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5659/35_9.55Sddington-Rentalappraisalletter.pdf)

# Around The Area



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

convenience is key as they are located close to all the amenities;

- Sydney Street Patisserie
- Beauty Salons
- The Salvation Army
- Australian Post
- Service Stations
- Oxley Park Public School
- Childcare Centres
- Coles
- Woolworths
- Aldi

# 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)