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9/59 Park Avenue, Kingswood

Sold by Paul Abassi
 96 sqm

Investor's Dream



This well presented 2 bedroom apartment ticks all the boxes. Situated close to all amenities, this two bedroom unit is perfect for those home owners looking for easy and convenient living or investors looking to add a gem into their investment portfolio.

Situated in a prime position within walking distance to Kingswood train station, Nepean Hospital, schools and shops. You also have easy access to The Great Western Highway and the M4 Motorway, and all that Penrith's CBD has to offer is also very close by.

Features include;

- + 2 Spacious, well lit bedrooms – Main with built in wardrobe
- + Kitchen with leafy outlook and electric cooking
- + Bathroom with modern vanity, shower and bath
- + Convenient internal laundry
- + Linen cupboard
- + Open plan lounge / dining area
- + Spacious private balcony
- + Located on the top floor
- + Single lock up garage
- + NBN ready

+ Rental potential for \$280 per week approx.

+ Water rates approx: \$180 per quarter

+ Council rates approx: \$395 per quarter

+ Strata rates approx: \$712.97 per quarter

Be quick as this property will not last long!

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)

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

Words That Describe This Property

TWO SPACIOUS WELL LIT BEDROOMS

KITCHEN WITH LEAFY OUTLOOK

CONVENIENT INTERNAL LAUNDRY

9/59 Park Avenue, Kingswood

SPACIOUS PRIVATE BALCONY

SINGLE LOCK UP GARAGE

CLOSE TO ALL LOCAL AMENITIES

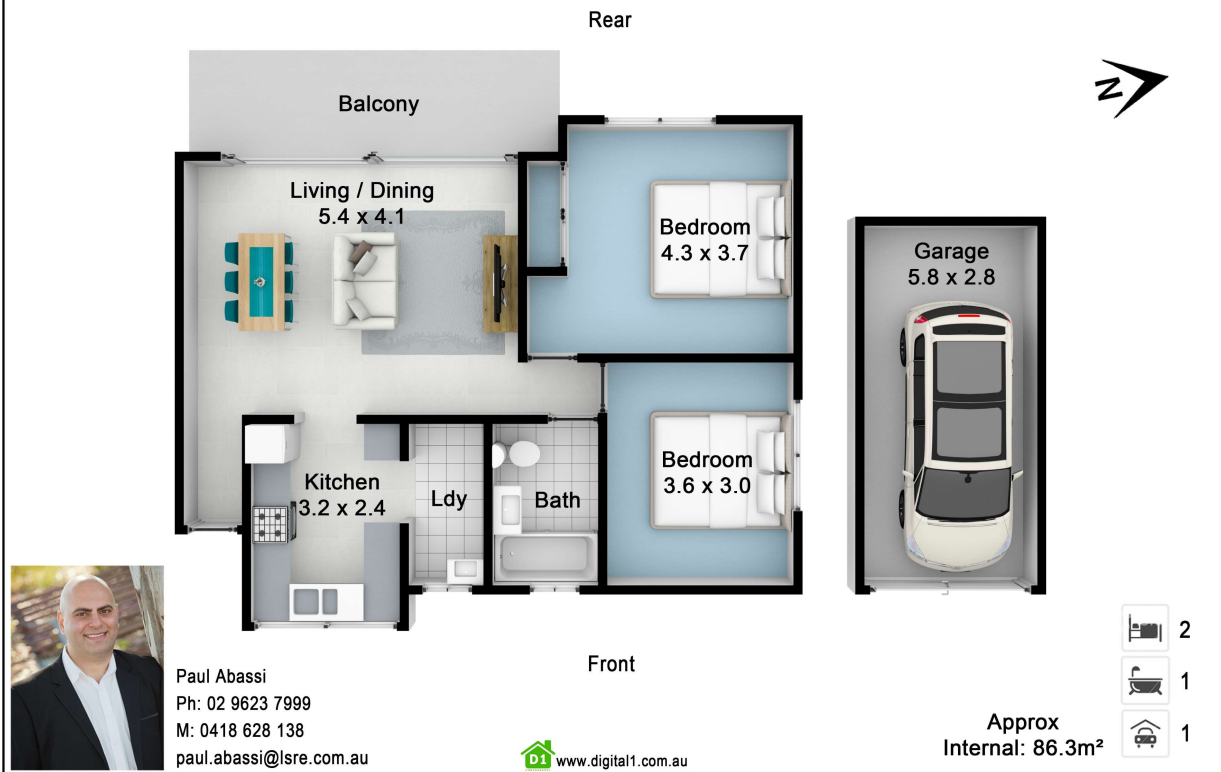
Location Map



9/59 Park Avenue, Kingswood

Laing+Simmons
Ropes Crossing · St Marys

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



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6415/89_9.59ParkCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6432/69_9.59Park-RentalAppraisalLetter.pdf

Around The Area



This amazing property is almost a stones throw from the heart of Kingswood.

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

- Kingswood Train Station
- Kingswood Hotel
- Takeaway Restaurants
- Kingswood Compounding Pharmacy
- Nepean Hospital Emergency
- Chapman Gardens Oval
- Childcare Centres
- Australia Post

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