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1/239-241 Great Western Highway, St Marys

Sold by Paul Abassi
 176 sqm

Investor's Dream



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

Located within the ever promising and growing suburb of St Marys with only a few minutes' walk to St Mary's train station, Queen Street shops and eateries and with access to the M4 for just up the road, this home ticks all of the boxes.

Features include:

- + Three good sized bedrooms all with built-in wardrobes
- + Master bedroom featuring a modern ensuite and private balcony
- + Main bathroom combined with bathtub, shower and toilet
- + Open plan living and dining area
- + Modern kitchen with stone benchtops, electric cooking and an ample amount of cupboard space
- + Ducted air conditioning
- + Single lock up garage with drive through access
- + Covered entertaining area
- + Security gate with intercom system

+ Water Rates: \$200-\$250 per quarter approx

+ Council Rates: \$400 per quarter approx

This townhouse is a must if you are looking for a solid investment, so 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 enquirers 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

THREE GOOD SIZED BEDROOMS

MODERN KITCHEN

DUCTED AIR-CONDITIONING

1/239-241 Great Western Highway, St Marys

COVERED ENTERTAINING AREA

INTERCOM SECURITY SYSTEM

CONVENIENT LOCATION

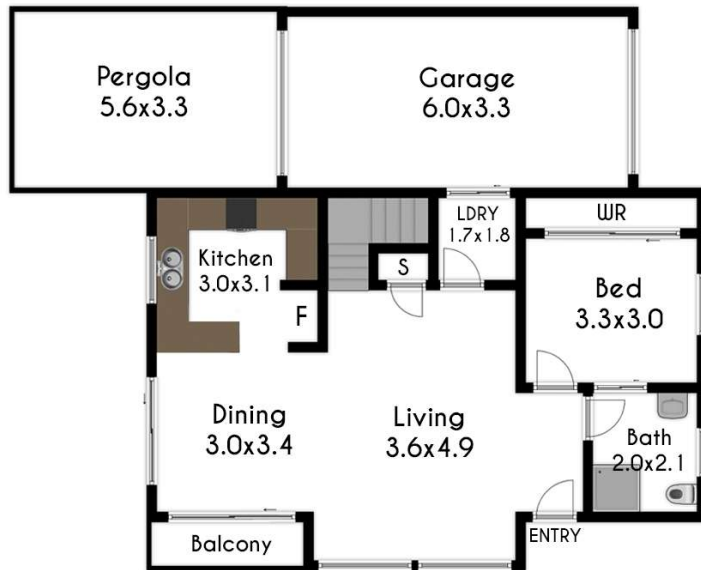
Location Map



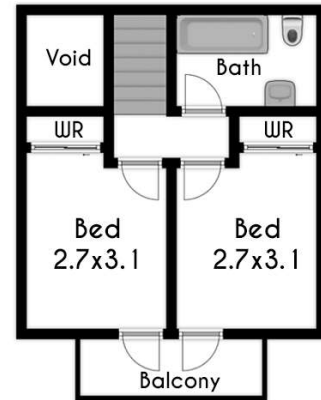
Other Views



Floor Plan 1



GROUND FLOOR



FIRST FLOOR

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Laing + Simmons

Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6797/34_1.239.241GWHCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6717/66_1.239.241GWH-RentalAppraisalLetter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6717/66_1.239.241GWH-RentalAppraisalLetter.pdf

Around The Area



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

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

- St Marys Village Shopping Centre
- St Marys Hotel
- Aldi
- Woolworths
- Coles
- Takeaway and Dine-in Restaurants
- Australia Post
- Gyms
- St Marys Train Station
- St Marys Community Centre
- Childcare Centres

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