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16/25-27 Mamre Road, St Marys

\$429,950

Laing+Simmons | St Marys • Ropes Crossing

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# Unbeatable Location!



If you are looking for an ideal, tranquil apartment in St. Marys, then look no further! This well-appointed apartment delivers spacious proportions and light filled interiors.

Designed for a comfortable lifestyle, with superb views of the Blue Mountains and in close proximity to shops, schools and transport.

Most importantly, the management is strong and the strata accounts are extremely healthy. There should be no concerns for special levies as there is over \$110,000 in the sinking fund.

Features Include:

- + Two spacious bedrooms with built in wardrobes
- + Generous sized master bedroom includes modern ensuite and built in wardrobe
- + Gourmet kitchen with gas appliances and ample cupboard space
- + Open plan oversized living/dining room enriched with carpet
- + Recently modernized
- + Family sized bathroom
- + Living room seamlessly extending onto oversized tiled balcony

- + Internal laundry
- + Undercover parking and secure intercom access
- + Previous rental return \$390 per week representing very strong return for the vendor
- + Strata rates \$775 quarter Approx
- + Council \$396 quarter Approx
- + Water \$177 quarter approx

This place 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>

# Words That Describe This Property

TWO SPACIOUS BEDROOMS

GOURMET KITCHEN

FAMILY BATHROOM

16/25-27 Mamre Road, St Marys

SPLIT SYSTEM AIR-CONDITIONING

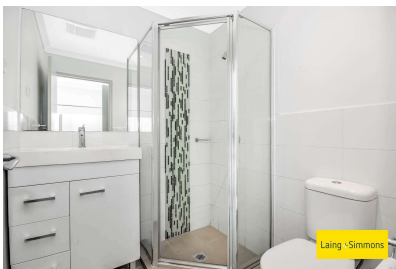
UNDERCOVER PARKING & INTERCOM

RENTAL RETURN OF \$390 PER WEEK

## Location Map



## Other Views



## Floor Plan 1

### 16/25-27 Mamre Road, St Marys

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

**Laing+Simmons**  
Ropes Crossing · St Marys



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/7315/49\\_16.25.27MamreCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/7315/49_16.25.27MamreCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6413/55\\_16.25.27Mamre-RentalAppraisalLetter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6413/55_16.25.27Mamre-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 Centre
- Aldi
- Woolworths
- Target
- Childcare Centres
- Anytime Fitness
- St Marys Band Club
- Dine in and Takeaway Restaurants
- 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

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[lsre.com.au/st-marys](https://lsre.com.au/st-marys)