



20/62-78 Methven Street, Mount Druitt

Sold by Team Abassi

CONVENIENCE & LOCATION



This uniquely designed two level spacious residence offers an idyllic lifestyle without compromising on space. This property offers three well sized bedrooms, easy maintainable courtyard, a single lock garage & is conveniently located close to schools, shopping centres, M4 & M7 motorways and local parks.

Hitting all the right notes with its attention to detail, the immaculate floor plan showcases a vibrant open-plan living continuing to impress every step of the way through with stylish, light-filled internal spaces. .

Features include:

- + Three well sized bedrooms
- + Spacious master suite featuring oversized built in wardrobe
- + Spacious kitchen with plenty of cupboard space
- + Good sized lounge with under stair storage
- + Split cycle air-conditioning
- + Family bathroom with separate shower, bathtub and separate toilet
- + Second toilet on ground floor

- + Spacious private backyard
- + Single remote controlled lock up garage
- + Strata Rates: \$345 per quarter approx.
- + Water Rates: \$150 per quarter approx.
- + Council Rates: \$300 per quarter approx.

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

THREE WELL SIZED BEDROOMS

SPACIOUS MASTER SUITE

SPLIT-SYSTEM AIR-CONDITIONING

20/62-78 Methven Street, Mount Druitt

INTERNAL LAUNDRY

SINGLE REMOTE GARAGE

SPACIOUS PRIVATE BACKYARD

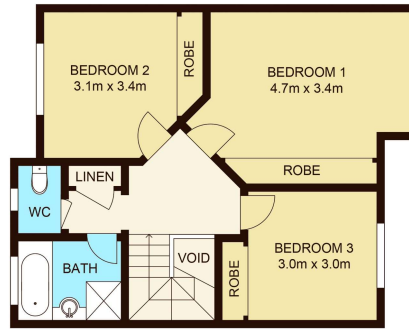
Location Map



Other Views



Floor Plan 1



FIRST FLOOR



GROUND FLOOR

20/62-78 Methven Street, MT. DRUITT

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Industrie Media



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5778/9_20.62.78MethvenCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5807/45_20.62.78Methven-Rentalappraisalletter.pdf

Around The Area



This amazing property are almost a stones throw from the heart of Mount Druitt.

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

- Westfield Mount Druitt
- Takeaway and Dine-in Restaurants
- Aldi
- Woolworths
- TK Maxx Mount Druitt
- Mount Druitt Hospital
- Family & Community Services
- Library
- Target
- Anytime Fitness
- Starbucks
- Bing Lee
- Kmart

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