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255 & 255A Desborough Road, St Marys

Sold by Team Abassi



# INVESTORS TAKE NOTE!



This impressive wide fronted home with a fully fenced granny flat represents a unique opportunity for the astute purchaser. Investors and owners alike will love the versatility of this opportunity boasting a four-bedroom residence and a private self-contained two bedroom granny flat. Sprawled across a 696sqm approx. parcel of land, this exquisite single level residence is bursting with potential.

Stroll inside either the home or the granny flat and they will continue to impress with inviting neutral interiors, well equipped kitchens and oversized bedrooms – all combined to create a feeling of style, grandeur and warmth. This amazing home is within walking distance to local shops and schools, easy access to the M4 and St Marys CBD.

With dual-income - the total combined rent is in the vicinity of \$720 per week!

#### Main Home Features:

- + Four well sized bedrooms all with built in wardrobes
- + Spacious kitchen with plenty of cupboard space
- + Oversized family room & separate dining room
- + Spacious lounge overlooking leafy outlook

- + Internal Laundry combined with additional toilet
- + Two split system air-conditioning units
- + Spacious private backyard with covered entertaining area
- + Rental return approx. \$400 per week

#### Granny Flat Features:

- + Two generous sized bedrooms with built in mirrored wardrobes
- + Spacious open living room with split system air-conditioning
- + Bathroom with modern fixtures and fittings
- + Gourmet kitchen with stainless steel appliances and ample cupboard space
- + Manicured gardens
- + Rental return approx. \$320 per week

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

FOUR WELL SIZED BEDROOMS

SPACIOUS KITCHEN

X2 SPLIT-SYSTEM AIR-CON UNITS

255 & 255A Desborough Road, St Marys

MANICURED GARDENS

MULTIPLE LIVING AREAS

TOTAL COMBINED RENT OF \$720 PW

## Location Map



## Other Views



## Floor Plan 1



255 & 255a Desborough Road, St Marys

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



# Contract of Sale

## Links

[Contract of Sale](#)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter- 255a](http://ls.lswebbooks.com.au/module_resources/pdf_module/6037/35_255a-Rentalappraisalletter.pdf)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6037/35\\_255a-Rentalappraisalletter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6037/35_255a-Rentalappraisalletter.pdf)

[Rental Appraisal Letter- 255](http://ls.lswebbooks.com.au/module_resources/pdf_module/6036/22_255Desborough-Rentalappraisalletter.pdf)

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# 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:

- 7-Eleven St Marys South
- Aldi St Marys
- St Marys Band Club
- Dine-in and Take-away Restaurants
- St Marys Community Centre
- Anytime Fitness
- Childcare Centres
- St Marys RSL Club
- St Clair Shopping Centre



# 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)