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3/39 Australia Street, St Marys

Sold by Paul Abassi  
 172 sqm



# NEST OR INVEST GREAT INVESTMENT



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 generous sized bedrooms all with built-in wardrobes
- + Main bathroom combined with separate shower and toilet
- + Spacious open plan living and dining area
- + Modern kitchen with a 4 burner gas cook top, breakfast bar, white tiled splash back and an ample amount of storage space
- + Split system air conditioning
- + Single lock up garage extending onto an extra long undercover pergola area for additional parking
- + Current rent potential at \$290 per week approx
- + Strata Rates: \$381 per quarter approx
- + Water Rates: \$154.76 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)

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

# Words That Describe This Property

THREE GENEROUS SIZED BEDROOMS

MODERN BATHROOMS

SPLIT-SYSTEM AIR-CONDITIONING

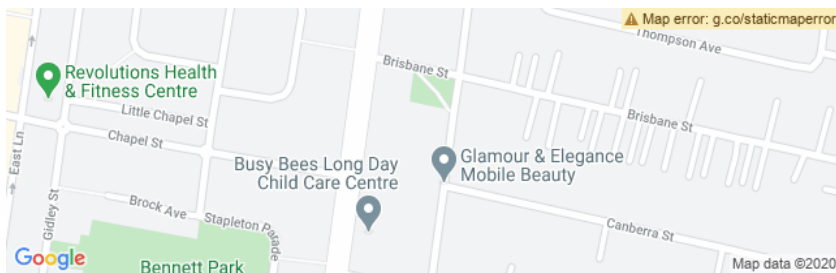
3/39 Australia Street, St Marys

UNDERCOVER PERGOLA AREA

CURRENT RENT POTENTIAL \$385

PRIME LOCATION

## Location Map



## Other Views





# Video

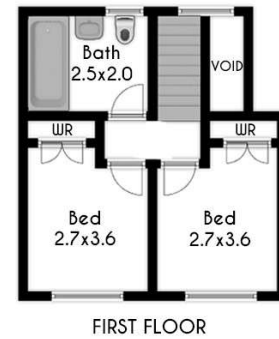


[Watch Video](https://youtube.com/watch?v=oDdLoevgaHc)

<https://youtube.com/watch?v=oDdLoevgaHc>

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## Floor Plan 1



*DISCLAIMER: Whilst we deem this information to be reliable, we cannot guarantee its accuracy and accept no responsibility for such. Interested persons should rely on their own enquiries.*

Laing + Simmons



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6940/93\\_3.39AustraliaCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6940/93_3.39AustraliaCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6941/44\\_3.39Australia-RentalAppraisalLetter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6941/44_3.39Australia-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
- Coles
- Aldi
- Revolutions Gym
- St Marys Vet Hospital
- Takeaway restaurants
- St Marys Train Station
- 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](https://lsre.com.au/st-marys)