

38/26-32 Princess Mary Street, St Marys

Sold by Team Abassi

TWO STOREY PENTHOUSE



Situated on the top floor, this grand two-bedroom penthouse flows over two levels. The ground floor features a modern kitchen with spacious living and dining areas which open up to a large balcony.

The top floor boasts two large sized bedrooms with the main featuring an ensuite.

Located in the heart of St Marys the opportunity to call this extraordinary penthouse home should not be missed.

Features include:

- + 1 bedroom with built in mirrored wardrobe
- + Main bedroom with built in mirrored wardrobe and ensuite
- + Guest bathroom on the top floor
- + Large storage room on the top floor
- + Laundry with toilet on the ground floor
- + Open plan lounge and dining with carpet throughout
- + Modern kitchen with gas stove and ample cupboard space
- + Copiousness of natural light
- + Air conditioning

- + Secure underground parking lot
- + Potential rental return \$350 - \$380 per week
- + Strata levies – \$755.80 per quarter
- + Council rates – \$387.50 per quarter
- + Water rates – \$172.04 per quarter

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

2 GOOD SIZED BEDROOMS

INTERCOM SECURITY SYSTEM

LARGE STORAGE ROOM

38/26-32 Princess Mary Street, St Marys

MODERN KITCHEN

POTENTIAL RENT \$350-\$380 PW

AIR-CONDITIONING

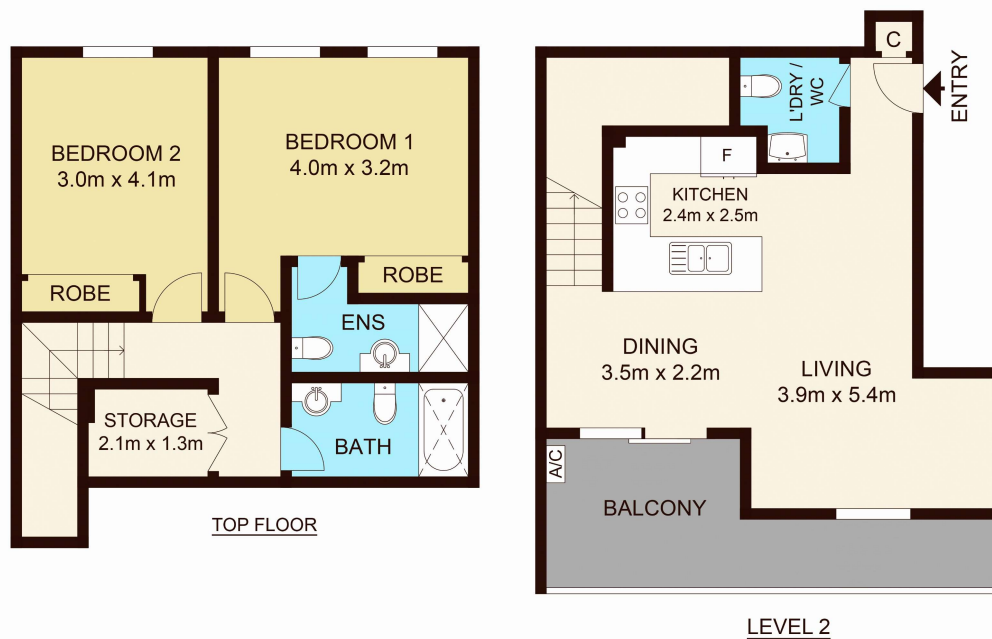
Location Map



Other Views



Floor Plan 1



38/26-32 Princess Mary Street, ST MARYS

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/5494/97_38.26.32PMS.COS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5455/37_38.26.32PrincessMary-appraisalletter.pdf

Around The Area



This amazing property are 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
- Coles
- Target
- Fitness Centres
- Dine-in and Take Away Restaurants
- Australia Post
- St Marys Library
- St Marys Police Station
- Ripples St Marys Leisure 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