



Laing+Simmons



 2
  1
  1

4/70-72 Albert Street, Werrington

Sold by Paul Abassi
 128 sqm

Location, Location, Location!



This well presented, two bedroom home is highlighted by the convenience of its location being only a short walk from the local shops and public transport. In a convenient and spacious complex, this property offers two well sized bedrooms, easy maintainable courtyard, and a single lock up garage.

Hitting all the right notes with its attention to detail, the immaculate floor plan showcases a vibrant open living continuing to impress every step of the way through with stylish, light-filled internal spaces. Full of warmth & comfort, this engaging family home is lovingly maintained while sparkling with elegance.

Features include:

- + Two well sized bedrooms, all with ceiling fans and built in wardrobes
- + Modern kitchen with a 4 burner gas cook top and ample amounts of storage space
- + Good sized living & separate meals area
- + Split cycle air-conditioning
- + Main bathroom combined with a shower, bathtub and toilet
- + Internal laundry with external access
- + Private alfresco area
- + Single lock up garage

- + Council rates: \$395.60 per quarter approx
- + Strata rates: \$302.50 per quarter approx
- + Currently tenanted at \$350 per week with tenants happy to stay on!

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

TWO WELL SIZED BEDROOMS

MODERN KITCHEN

SPLIT-SYSTEM AIR-CONDITIONING

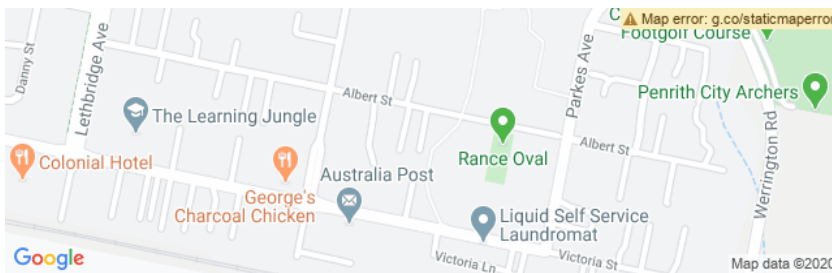
4/70-72 Albert Street, Werrington

PRIVATE ALFRESCO AREA

SINGLE LOCK UP GARAGE

CURRENTLY LEASED AT \$350 P/W

Location Map



Other Views



4/70-72 Albert Street, Werrington

Laing+Simmons
Ropes Crossing · St Marys

Please note:

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



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6819/98_4.70.72AlbertCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6748/85_4.70-72Albert-RentalAppraisalLetter.pdf

Around The Area



This amazing property is almost a stones throw from the heart of Werrington.

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

- Werrington Station
- Colonial Hotel
- Australia Post
- Takeaway Restaurants
- St Marys Village Shopping Centre
- Penrith Valley School
- Parkes Avenue Sporting Complex
- St Marys Leagues Club
- Holiday Inn St Marys

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