



4/97 Saddington Street, St Marys

Sold by Team Abassi

INVEST INVEST INVEST!!!



An amazing opportunity has arisen for first home buyers, downsizers or an astute investor to secure this well maintained top floor apartment. Offering large living and dining areas plus kitchen with ample cupboard space makes it ideal for low maintenance lifestyle. With generous sized bedrooms, an internal laundry plus a great size bathroom, downsizers will enjoy walk everywhere living.

Walking distance to St Marys Village Shopping Centre, cafes, restaurants, bus stops and train station. In addition, enjoy the convenience of close proximity to main roads such as Great Western Highway, M7 and M4.

Features include;

- + 2 Spacious bedrooms
- + Kitchen with leafy outlook and electric cooking
- + Bathroom with vanity, separate shower and bath
- + Convenient internal laundry
- + Private balcony
- + Located on the top floor
- + Sharing only one common wall
- + Currently leased for \$255 per week to great tenant who are happy to stay on
- + 18sqm Single lock up garage

- + Close to transport and local amenities
- + Strata rates: \$689.79 per quarter approx
- + Council rates: \$395.70. per quarter approx
- + Water rates: \$172.05 per quarter approx

Be quick as this property will not last long!

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

2 SPACIOUS BEDROOMS

CONVENIENT INTERNAL LAUNDRY

SINGLE LOCK UP GARAGE

4/97 Saddington Street, St Marys

LOCATED ON THE FIRST FLOOR

CURRENTLY LEASED AT \$225 P/W

KITCHEN WITH LEAFY OUTLOOK

Location Map



4/97 Saddington Street, St Marys

Laing+Simmons
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Please note:

Floorplan measurements are a guide only.

All dimensions are approximate in their distance and volume.

Rear



Garage
5.8 x 2.8



Front



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Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5456/84_4.97SaddingtonCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5641/41_4.97Saddington-Rentalappraisalletter.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

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lsre.com.au/st-marys