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44/14-20 Parkes Avenue, Werrington

SOLD BY TEAM ABASSI
 106 sqm

Investor's Dream



Situated on the top floor and conveniently located in the heart of Werrington, this amazing property is within walking distance to all amenities, offers large living and dining areas plus kitchen with ample cupboard space. Two generous sized bedrooms, an internal laundry plus modern bathroom make it ideal for a low maintenance lifestyle.

Features include:

- + Two spacious bedrooms with mirrored built in wardrobes
- + Main bedroom featuring a modern ensuite
- + Internal laundry combined with dryer
- + Open plan lounge and dining with carpet throughout
- + Modern kitchen with gas stove and ample cupboard space
- + Copiousness of natural light
- + Split system air conditioning
- + Large balcony
- + Intercom security system

+ Strata levies – \$613 per quarter

+ Council rates – \$395.50 per quarter

+ Water rates – \$180 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>

Words That Describe This Property

TWO SPACIOUS BEDROOMS

OPEN PLAN LIVING AREAS

SPLIT-SYSTEM AIR-CONDITIONING

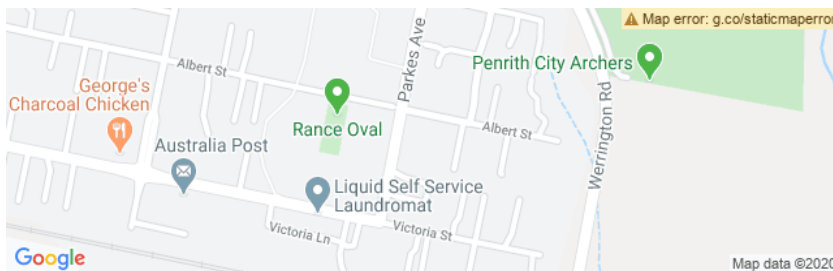
44/14-20 Parkes Avenue, Werrington

LARGE BALCONY

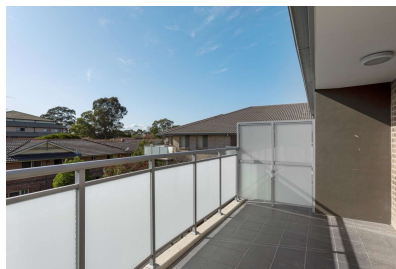
INTERCOM SECURITY SYSTEM

\$300-\$330 RENT PER WEEK

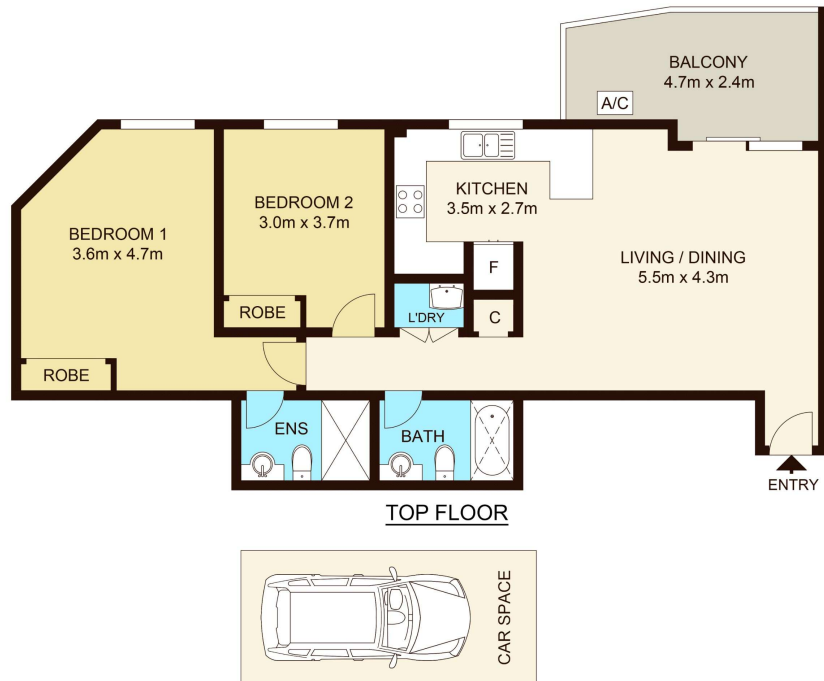
Location Map



Other Views



Floor Plan 1



44/14-20 Parkes Avenue, WERRINGTON

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



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6122/30_44.14.20ParkesCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6087/84_44.14.20Parkes-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
- George's Charcoal Chicken
- Australia Post
- Falguni Family Daycare
- Colonial Hotel
- Epic Sandwiches
- St Marys Leagues Club
- North St Marys Neighbourhood Centre

About Us

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