



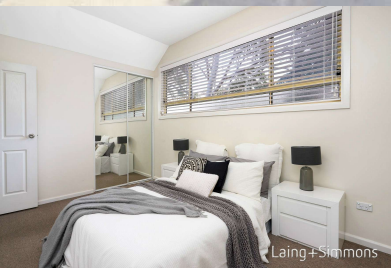
Laing+Simmons



Laing+Simmons



Laing+Simmons



Laing+Simmons



Laing+Simmons

 2
  1
  1

5/31 Saddington Street, St Marys

Sold by Vik & Mel
221 sqm

Laing+Simmons | St Marys • Ropes Crossing

(02) 9623 7999
stmarys@lsre.com.au
lsre.com.au/stmarys

(02) 9673 2200
ropescrossing@lsre.com.au
lsre.com.au/ropescrossing

A Surprise Awaits you!



A perfect start to your property portfolio or your first home to live in, this townhouse is spacious, stylish & conveniently located.

Newly renovated throughout there is nothing left to do! The home features:

- + Two massive bedrooms both with walk in wardrobe
- + Beautiful Gas Kitchen overlooking the spacious yard
- + Open plan living and dining
- + Brand new family bathroom
- + Expansive laundry with extra toilet
- + Single lock up garage with internal access and drive through access to yard
- + Gas point in the living area to keep you warm in winter
- + Big split system air conditioner
- + Spacious 221 sqm on title with wrap around yard
- + Minutes from the M4 entry points off Mamre Road
- + Short Distance to St Mary's Train Station

St Marys - \$699,000

+ Water rates: \$174 per quarter approx

The Location doesn't get any better than this! Tucked away from the hustle and bustle whilst still being close to access the M4 Motorway, St Mary's Train Station, Nepean Hospital and Queen Street St Marys.

Positioned at the end of the small complex you have the privacy of being surrounded by quiet neighbours and the advantage of having a wraparound yard for any families with pets or young children.

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 MASSIVE BEDROOMS

BRAND NEW BATHROOM

OPEN PLAN LIVING/DINING

5/31 Saddington Street, St Marys

SINGLE LOCK UP GARAGE

SPLIT SYSTEM AIR CONDITIONING

PRIME LOCATION

Location Map



Other Views



5/31 Saddington Street, St Marys

Laing+Simmons
Ropes Crossing • St Marys

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

 www.digital1.com.au

Rear



Lower Floor

Front



Upper Floor



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6890/71_5.31SaddingtonCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6920/17_5.31Saddington-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
- Woolworths
- Coles
- Aldi
- Dine-in and Takeaway Restaurants
- St Marys Band Club
- Anytime Fitness
- Australia Post
- St Marys Train Station

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