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6 Musselburgh Close, Glenmore Park

SOLD BY VIK & MEL
 535 sqm

Seamless Family Living



The feature that the current owners love the most about this home is the seamless flow of the floorplan. With two separate living areas, it ensures that the whole family can enjoy being together under the same roof without sitting on top of each other, plus the spacious outdoor entertaining area makes hosting your family events a breeze with easy access to the kitchen and big enough to fit your extended family.

Location is the other benefit of this property being in a quiet pocket of Glenmore Park it benefits from being within the Surveyors Creek Public School catchment and only a short walk to the school, a quick drive to the Northern Road M4 access points and Glenmore Park Town Centre.

Features include:

- + Four spacious bedrooms with master featuring walk in wardrobes and ensuite
- + Gas kitchen with ample cupboards, pantry and breakfast bar featuring high raked ceilings
- + Formal living room upon entry plus a family room at the rear of the property
- + Ducted air conditioning, plus gas points for heating and cooling ensures you are comfortable all year round
- + Spacious covered entertaining area featuring pitched ceiling & two ceiling fans to keep you cooler in those hot summer days
- + Low maintenance yard with established gardens, garden shed, plus water tank to keep your gardens green during the dryer months
- + Double garage with drive through access, work bench and built in shelving

come and inspect this Saturday.

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

FOUR SPACIOUS BEDROOMS

FORMAL LIVING ROOM

DUCTED AIR-CONDITIONING

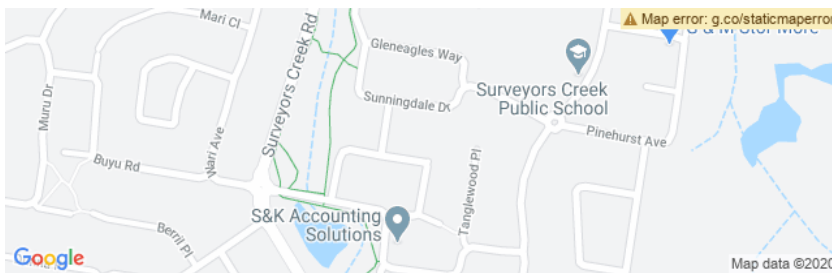
6 Musselburgh Close, Glenmore Park

LOW MAINTENANCE YARD

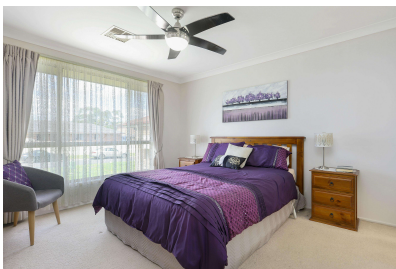
DOUBLE GARAGE

MULTIPLE LIVING AREAS

Location Map



Other Views



6 Musselburgh Close, Glenmore Park

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

Approx
Internal: 201.0m²

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Ropes Crossing • St Marys



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6154/78_6MusselburghCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6161/45_6Musselburgh-RentalAppraisalLetter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6161/45_6Musselburgh-RentalAppraisalLetter.pdf

Around The Area



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

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

- Gourmet Cafes
- Woolworths
- Coles
- Aldi
- Takeaway and Dine-in Restaurants
- Childcare Centres
- Glenmore Park Town Centre
- Glenmore Park Dental
- Pharmacy
- Medical 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