



MUST BE SOLD BEFORE CHRISTMAS

9 Kennelly Street, Colyton

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Sold by Team Abassi  
 645 sqm

MUST BE SOLD BEFORE CHRISTMAS      OPEN HOME - SATURDAY 30TH NOVEMBER AT 11:00AM - 11:30AM  
AUCTION ONSITE - SATURDAY 21ST DECEMBER AT 11:30AM

Whether you're looking for your first home or a great investment, here is your chance to purchase this conveniently located three bedroom house. This uniquely designed single storey spacious residence offers an idyllic lifestyle without compromising on space.

Enjoying fabulous indoor and outdoor areas coupled with a huge, child friendly yard, this property is conveniently located close to schools, shopping centres and public transport.

Features include:

- + Three well sized bedrooms, 2 with built in wardrobes
- + Main bedroom with ensuite
- + Spacious kitchen with plenty of cupboard space
- + Separate lounge & dining room
- + Main bathroom combined with a bathtub, shower and toilet
- + Internal laundry with external access
- + Huge, child friendly yard
- + Split system air conditioning
- + Oversized covered pergola
- + Single carport
- + Currently rented for \$470 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

GREAT INVESTMENT

SPACIOUS

ADDITIONAL POWDER ROOM

9 Kennelly Street, Colyton

CENTRALLY LOCATED

AUCTION

HUGE CHILD FRIENDLY YARD

## Location Map



## Other Views



## Floor Plan 1



### 9 Kennelly Street, COLYTON

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





# Contract of Sale

## Links

[Contract of Sale](#)

[https://ls.lwebbooks.com.au/module\\_resources/pdf\\_module/5922/23\\_Contract9kennelly.pdf](https://ls.lwebbooks.com.au/module_resources/pdf_module/5922/23_Contract9kennelly.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5907/89_9Kennelly-Rentalappraisalletter.pdf)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5907/89\\_9Kennelly-Rentalappraisalletter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5907/89_9Kennelly-Rentalappraisalletter.pdf)

# Around The Area



This amazing property are almost a stones throw from the heart of Colyton.

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

- IGA Colyton
- Woolworths St Clair
- Takeaway Restaurants
- Keymer Childcare Centre
- Minchinbury Fruit Market
- Sharon's Superb Slices
- Dan Murphy's Colyton
- Coles Express
- 7-Eleven
- Colyton Veterinary Hospital
- Ridge Park Hall

# 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](https://lsre.com.au/st-marys)