

2/34 Australia Street, St Marys, NSW, 2760



Sold Townhouse

Monday, 5 June 2023

2/34 Australia Street, St Marys, NSW, 2760

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Gizzelle Powell

Another SOLD by Gizzelle Powell Call or SMS 0428 934 618 for your FREE Market Appraisal

**** Another SOLD by Gizzelle Powell**

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**** Convenience and Lifestyle Living**

It's rare to come across a more attractive first home opportunity that is equally appealing as an investment than this sophisticated townhouse.

Offering dual entrances with internal access through the garage, this home provides the security of a single lock up garage and a second car space. A small boutique complex of 6 townhouses with a pet friendly attitude.

The benefits of buying this property are:

- * Three (3) generous sized bedrooms plus Study room
- * Main bedroom with walk-in robe plus ensuite and two bedrooms fitted with built in robes
- * Study room perfect for those working from home or an opportunity for a 4th bedroom or even just a sitting area upstairs
- * Open plan living filled with natural light and newly installed hybrid floorboards
- * Modern kitchen with breakfast bar, 40mm stone benchtops and SMEG appliances
- * Main bathroom with bath tub
- * Water Closet or Powder room downstairs
- * Ducted aircon throughout the house
- * Ceiling fans
- * Drive through lock up garage with internal access
- * Low maintenance backyard, perfect for entertaining friends and family or just for your children and/or pets to enjoy
- * A small boutique complex of 6 townhouses with a pet friendly attitude
- * approx. 1.1km to St Marys Train Station

In an ideal lifestyle location, the property is a short walk to bus stop, St Marys Train station, shops, cafes and eateries as well as a variety of nearby transport options plus it is only a short drive to Nepean Hospital and Penrith CBD.

There is nothing to do but to enjoy the comforts from the first day you move in. This is a great opportunity not to be missed, call Gizzelle Powell now on 0428934618 for your private inspection or for further information.

RATES/FEES

- * Strata Fee: \$527.00 per quarter
- * Council approx. \$411.00 per quarter

DISCLAIMER: The above information is believed to be correct and accurate, however, RE/MAX does not guarantee its accuracy and we urge prospective buyers to make their own enquiries if necessary. All drawings and images are for illustrative purposes only and should be used as a guide only.

COVID19 INSPECTION POLICY:

Please note that we are adhering to strict Government guidelines to always ensure the safety of our team and the community.

We do welcome you to attend our inspections, however kindly request that you:

- * Wear a mask - our clients have instructed that they will not be enabling entry to their homes to any client not wearing a face mask.
- * Adhere to the social distancing guidelines of one person per four square meters.
- * Ask one of our team if you would like to open any cupboards or doors for further inspection. We are exercising a "Look don't Touch" policy to keep everyone safe.
- * Keep our team and community safe by not attending an inspection if you are feeling unwell.
- * Make use of the complimentary hand sanitizer provided at all viewings.