

**4/100-104 Saddington Street, St Marys, NSW 2760**

**Sold Unit**

Friday, 1 September 2023

4/100-104 Saddington Street, St Marys, NSW 2760

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 238 m2**

**Type: Unit**



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**\$730,000**

This property, sitting on a 238-square-meter plot, offers a peaceful and beautiful living space. The inviting and cozy appearance of the house welcomes everyone on its 142 square meter floor. With its two levels, the house encompasses not only two comfortable bedrooms but also a master suite. Each bedroom features its built-in wardrobe, while the master bedroom boasts a special touch with its ensuite bathroom and spacious walk-in robe. The outside walls highlight the sturdiness of brick veneer build, and the roof is reliably covered with concrete tiles. Inside these walls, you'll discover a flawless blend of comfort and modern elegance. The living and family spaces provide ample room for get-togethers and wonderful moments with your loved ones. The well-planned kitchen, spacious and high-quality, is a delight for families who enjoy cooking. There's plenty of storage for both food and kitchen necessities. As you step into the backyard, you'll discover a shed, delightful greenery, an open grassy area, and a roomy deck perfect for barbecues and treasured connections. Abundant windows and doors invite in a revitalizing breeze. The property has been meticulously maintained, with its simple yet timeless design highlighting its charm from every angle.

Potential rent: \$ 575 per week  
Council Rate per quarter : Approximately \$1952 annually

Property Features: Double garage Split air conditioning Front yard Covered porch Backyard, with garden Shed Dishwasher Main Unit Features: 3 Bedroom, with built-in robes - Master's bedroom has an ensuite and walk-in robe 3 Bathroom Laundry room Kitchen Dining area Living area Family area

Ground Floor: Double garage Covered porch Living area Dining area Family area Kitchen 1 Bathroom Laundry room, with access outside

First Floor: 3 Bedroom - Master's bedroom has an ensuite and walk-in robe - 2 bedroom with built-in robe 2 bathrooms - 1 ensuite Linen closet

Area Features: 3 mins drive to My First School Child Care Centre 7 mins drive to Evergreen Early Education Centres 7 mins drive to Busy Bees Long Day Child Care Centre 2 mins drive to Our Lady of the Rosary Primary School 3 mins drive to St Marys Public School 7 mins drive to Oxley Park Public School 4 mins drive to St Marys Senior High School 7 mins drive to Colyton High School 6 mins drive to Wollemi College 5 mins drive to Western Sydney University - Werrington North 11 mins drive to Chifley College Dunheved 3 mins drive to Astley Medical Centre 5 mins drive to Emerald Medical Centre St Marys 5 mins drive to St Marys Community Health Facility 5 mins drive to St Mary Police Station 6 mins drive to St. Marys Fire Station 4 mins drive to Woolworths St Marys Supermarket 4 mins drive to ALDI Grocery Store 4 mins drive to St Marys Village Shopping Centre 10 mins drive to St Clair Shopping Centre 12 mins drive to Werrington County Shopping Village 6 mins drive to St Mary Train Station 18 mins drive to A44 Expressway

This property offers a lot, from its well-maintained design to its prime location. Saddington Street benefits from a strategic location that balances urban convenience with a sense of community. Its proximity to transportation, amenities, and recreational options makes it an attractive choice for individuals and families seeking a comfortable and well-connected place to call home. It's an opportunity not to be missed.

Development Zone: Medium-Density Residential M2 Total In Floor Area: 142m<sup>2</sup>

**BE SURE NOT TO MISS OUT.** Please call Jose on 02 8916 6488 as this top location is sought after and will not last.

Disclaimer: Winners Choice Real Estate believes that all information contained herein is true and correct to the best of our ability and in no way misleading, however, all interested parties are advised to carry out their own enquiries and relevant searches.