

9/10-12 Putland Street, St Marys, NSW 2760



Apartment For Sale

Wednesday, 12 June 2024

9/10-12 Putland Street, St Marys, NSW 2760

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Daniel Palermo



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\$399,950 - \$429,950

Introducing a splendid opportunity at 9/10-12 Putland Street, nestled in the heart of St Marys. This contemporary two-bedroom apartment is a gem for investors and first-time buyers alike, offering a combination of comfort, convenience, and potential. Features of the apartment include:

- 2 bedroom is fitted with built-in robes, promising ample storage and a serene private retreat.
- The heart of the home is the kitchen, equipped with a modern gas cooktop, electric oven, and a sleek rangehood.
- A massive open plan lounge and dining area is adorned with floating flooring, providing a spacious and elegant area for relaxation and entertainment.
- Well-appointed bathroom features both a bathtub and separate shower, catering to all preferences.
- The internal laundry adds an extra layer of practicality to the apartment's design.
- Safety and privacy are paramount in this secure complex
- Single lock-up garage to keep your vehicle safe.
- Potential rental return of approximately \$430 per week highlights the attractive investment prospects of this property.

Whether you're stepping onto the property ladder or expanding your portfolio, this apartment is an investment in both lifestyle and future growth. Don't miss out on the chance to own a slice of St Marys in this desirable location.

Additional information: Strata levies - \$750.84 per quarter Council rates - \$448.40 per quarter Water rates - \$171.41 per quarter

Listed below is an approximate distance from the property to local amenities: 150m Local park and sports fields 200m to Bus stop 230m to Childcare Facility 300m to Our Lady of The Rosary Primary School 700m to St Marys Diggers Club 700m to St Marys South Public School 1.2km to St Marys Senior High School 1.4km to St Marys Train station 1.7km to Wollemi College 2.1km to M4 motorway 2.4km to Colyton High School 17km to Western Sydney International Airport 46km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.