

10/22-24 Australia Street, St Marys, NSW, 2760



Villa For Sale

Tuesday, 26 November 2024

10/22-24 Australia Street, St Marys, NSW, 2760

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



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LOVELY OVER 55'S VILLA IN A NEAT AND WELL MAINTAINED COMPLEX

Nestled away in the most private, secure and peaceful location at the rear of a well maintained complex, this charming villa enjoys a lovely aspect overlooking gardens with a sense of privacy. Inside you'll notice an abundance of natural light and open plan living. A North facing paved courtyard to the rear and an enclosed sunroom with screens and windows provide a terrific outdoor space no matter the weather. Features include:

- * Two bedrooms, spacious master; both with built-in wardrobes
- * Open plan kitchen / lounge / dining area with a private aspect
- * Kitchen with ample cupboard space and breakfast bar eatery
- * New carpet, professionally painted; neat and ready to occupy
- * Split-system reverse cycle air-conditioning in the lounge room
- * Detached garage with remote automatic roller door access
- * Abundance of natural light & excellent ventilation throughout
- * Strata \$642, Council \$450, Water \$173 (approx. per quarter)
- * Current market rent has been appraised as \$460+ per week

The primary occupant/s must be 55 years of age or over or living with a disability. To the best of our knowledge, all other villas in this complex are occupied by their owners, providing a peaceful environment in which the new owner will love coming home to.

The contract of sale, FAQ sheet with additional information is available to safely download from the Stanton & Taylor Real Estate Website along with our offer to purchase form and process. Go to sale listings, click on the property image; the black folder icons are safe download links for those who wish to be prepared.

Alternatively, just send an email enquiry (not SMS enquiry) through the major portals and you'll receive a reply with a link to this page.

*Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out and rely solely upon their own investigations.

**The presentation of this property includes virtual furniture which has been digitally rendered with all care taken to present scale and aspect ratio as accurately as possible by our supplier. The placement of furniture has been considered from an interior design perspective without consideration of where the service points (power, tv, network) are actually located.