

**\$470,000 - \$510,000** |  3  2  2

 16/3-5 Garner Street ST MARYS NSW



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## SPACIOUS THREE BEDROOM APARTMENT

Located only a short 1.4km to rail and minutes away from local shopping, schools and public transport.

This modern three-bedroom apartment is located on the 2nd floor and is a generous 153 sqm total area over 2 levels.

Providing an open plan living area, spacious kitchen with stainless steel appliances and gas cooking,

Three generous bedrooms with built-in wardrobes including an en-suite for the main bedroom.

### Other Features:

- Three bedrooms with built-ins
- Master bedroom includes en-suite in the main
- Spacious living/lounge area
- Huge open plan kitchen
- Gas cook-top and modern finishes
- Internal laundry
- Secure building
- Air conditioning
- Large balcony
- Main bathroom has bath tub and separate shower recess
- Two allocated car spaces! With a separate storage on title

### Some local amenities:

- Queen Street St Marys shopping district approx.
- St Marys NEW METRO Station approx.
- Great western highway access approx.
- M4 Motorway access approx.

NOTE: this apartment is currently tenanted, and pictures were taken while it was vacant

For more information, please contact Simon Saad on 0424 424 236

### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient.

Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.

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## 16/3-5 Garner Street, St Marys



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

