







12/13-17 Wilson Street, St Marys

Opportunity Plus

MOTIVATED SELLER. ALL REASONABLE OFFERS WILL BE CONSIDERED This impressive four-bedroom townhouse offers the perfect combination of space, style, and convenience. Thoughtfully designed and boasting a generous total area of 219sqm, this home presents an outstanding opportunity for first-home buyers, growing families, and savvy investors alike. Positioned in a highly sought-after location, the property is situated within the heart of St Marys and is just moments from a wide range of amenities, including Our Lady of the Rosary Primary School, Queen Street shopping precinct, St Marys Railway Station, St Marys Village Shopping Centre, local bus stops, schools, and approximately 2km from the future airport metro station, making everyday living exceptionally convenient. Upon entering, you are welcomed by spacious and light-filled interiors featuring separate lounge and dining areas that provide plenty of room for both relaxation and entertaining. The stylish kitchen is well-appointed with ample cupboard space, catering to the needs of busy families and home cooks alike. Accommodation comprises four generously sized bedrooms, all fitted with built-in wardrobes, while the master bedroom enjoys the added comfort of its own private ensuite. The home is further complemented by a modern main bathroom and the convenience of a third toilet located downstairs. Outside, the low-maintenance backyard offers the ideal setting for those seeking easy-care living without compromising on outdoor space. Completing the

4 2 1

FOR SALE
$760,000 - $790,000

VIEW
Sat 21st Nov @ 1:00PM - 1:30PM

AGENTS
Tony Liras
0425 269 611
tliras.penrith@ljhooker.com.au

AGENCY
LJ Hooker Penrith
(02) 4732 2322

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

package is a secure lock-up garage. Offering exceptional size, comfort, and a prime location, this outstanding townhouse is ready for its next owner to move in and enjoy everything St Marys has to offer.
Disclaimer: Information contained in this document/advertisement has been provided by third party organisations including NSW State Government, Corelogic and REA. Budsip Pty Ltd T/A LJ Hooker Penrith does not make any warranty or offer any guarantee as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omission or error whatsoever within the information provided. The information should not be regarded as advice or relied upon by you or any other person and Budsip Pty Ltd recommends that you seek professional advice before making any property decisions.











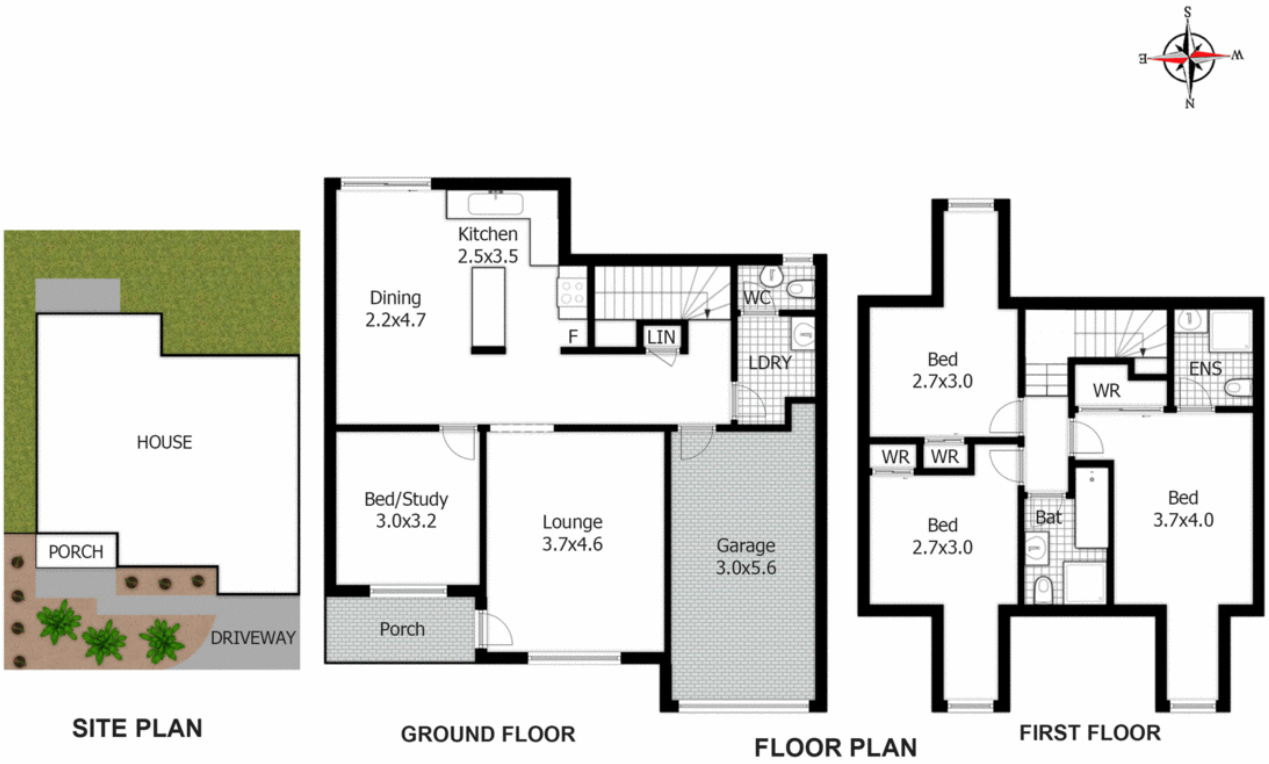
MORE DETAILS

Property ID	1R34F70
Property Type	Townhouse
Including	Ensuite
	Ducted Cooling
	Dishwasher
	Fully Fenced

Tony Liras 0425 269 611
Licensed Real Estate Agent | tliras.penrith@ljhooker.com.au

LJ Hooker Penrith (02) 4732 2322
2/314 High Street, PENRITH NSW 2750
penrith.ljhooker.com.au | penrith@ljhooker.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



SITE PLAN GROUND FLOOR FIRST FLOOR

FLOOR PLAN

DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The Marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

LJ Hooker

12/13 Wilson Street, St Marys

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker