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12 Blackthorn Place, Ropes Crossing

Sold by Paul Abassi
407 sqm

Ultimate Tranquillity



Within a traditional façade, this flowing single level residence inspires relaxed living and spectacular entertaining. Surrounded by luxuriant landscaped gardens and providing the perfect scenario for families seeking ready-made modern living excellently positioned to lifestyle requirements, this sophisticated four bedroom family residence is the perfect next step for the modern family.

A pristine home of immense contemporary appeal, the spacious floorplan delivers free-flowing and open social spaces. The gourmet kitchen will beckon the inner entertainer in you, while the large covered alfresco with extended deck will have you envisaging summer-long BBQs.

Features include:

- + Four generous sized bedrooms, three with built in wardrobes
- + Master suite featuring an oversized walk in wardrobe and a deluxe ensuite
- + Ultra-modern kitchen with a 5-burner gas cook top, stainless steel appliances, dishwasher, pantry and island bench top
- + Spacious media room
- + Modern family bathroom featuring a bathtub, separate shower and elegant tiles
- + Sliding door seamlessly extending onto an all-weather entertainment decked alfresco area
- + Convenient internal laundry
- + Ducted air-conditioning

+ Double remote-controlled garage

+ Alarm System

For further information please contact our friendly staff on 9673 2200.

Disclaimer: We have been furnished with above information, however, Laing + Simmons gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.

Links

[Click to view on our website](http://www.lsstmarys.com.au/property-for-sale.html)

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Words That Describe This Property

FOUR GENEROUS SIZED BEDROOMS

ULTRA-MODERN KITCHEN

SPACIOUS MEDIA ROOM

12 Blackthorn Place, Ropes Crossing

DUCTED AIR-CONDITIONING

DOUBLE REMOTE GARAGE

ALARM SYSTEM

Location Map



Other Views



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6672/21_12BlackthornCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6673/33_12Blackthorn-RentalAppraisalLetter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6673/33_12Blackthorn-RentalAppraisalLetter.pdf

Around The Area



This amazing property is almost a stones throw from the heart of Ropes Crossing.

Convenience is key as they are located close to all amenities including:

- Coles Shopping Centre
- Gourmet Cafes
- Pharmacy
- Newsagency
- Hair and Beauty Salons
- Takeaway Restaurants
- Doctors Surgery

Laing+Simmons

St Marys • Ropes Crossing

At Laing+Simmons St Marys/Ropes Crossing we combine expertise across the full spectrum of real estate services with a genuine passion for the local area.

Under the leadership of experienced Director and passionate local Paul Abassi, Laing+Simmons St Marys/Ropes Crossing provides expert sales, property management, project marketing and valuation services to the established St Marys community as well as the expanding Ropes Crossing area.

We have a long history in the western Sydney area, previously operating as 101 Property Agents in St Marys before joining the respected Laing+Simmons network in 2012.

Over the years we have worked with a broad client base, consistently achieved outstanding results and honed our skills and experience to establish a unique, collaborative approach to client service.

We understand that for most people, the sale of their home is the most significant financial transaction they will ever undertake. From an emotional perspective, there is naturally a heightened sense of anxiety at this time and many find the process stressful.

Our approach is focused on alleviating this anxiety and stress and we achieve this by always operating an honest, transparent and genuine way. We work closely with you to ensure you are informed and comfortable with our sale campaign strategies, we take the time to listen to your needs and we'll always present you with an honest appraisal of the facts.

We realise that every home, and every client, is unique and we therefore tailor individual solutions to meet your individual needs. In short, we treat you with the respect you deserve.

Similarly, we understand the needs of landlords and tenants and we take great care in ensuring both parties enjoy the mutual benefits of a relationship with us. Our approach to property management is focused on achieving the best outcomes for everyone and we do this by keeping the lines of communication open, through careful attention to detail and by treating landlords and tenants with respect.

Links

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lsre.com.au/st-marys