



Laing+Simmons  
St Marys • Ropes Crossing



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129 Avoca Street, Ropes Crossing

\$489,950 - \$529,950

Laing+Simmons | St Marys • Ropes Crossing

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# Dream Retirement Living



## TWO SAFE WAYS TO VIEW A PROPERTY

- 1) YOU MUST CALL US AND REGISTER FOR A PRIVATE INSPECTION
- 2) CALL US AND REGISTER FOR A VIRTUAL TOUR OF THE HOME

This exceptional 2 bedroom retirement villa has been finished with the finest fixtures and fittings throughout. You will feel at home the moment that you walk into this beautifully presented family home. With its spacious layout & modern fixtures this is the perfect place to call home.

Located in the heart of Ropes Crossing with the new owner able to enjoy a convenient and peaceful lifestyle by being a short walk to the local parks, dog park, the National Reserve park lands and only a stone's throw away from the heart of Ropes Crossing. Located mere meters from the clubhouse with great facilities such as indoor heated swimming pool, gymnasium and bowling green with so much more to offer.

Features include:

- + 2 generous sized bedrooms, both with built in wardrobes
- + Master bedroom featuring an oversized ensuite and air conditioning
- + Modern kitchen with an electric cook top, stainless steel appliances and ample cupboard space
- + Spacious main bathroom with handrails and emergency security button
- + Versatile open plan living with huge living and dining area

- + European internal laundry
- + All weather covered outdoor entertaining area
- + Split system air conditioning
- + Low maintenance lawn and garden
- + Single remote control garage with internal access

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)

<http://www.lsstmarys.com.au/property-for-sale.html>

# Words That Describe This Property

TWO GENEROUS SIZED BEDROOMS

MODERN KITCHEN

SPACIOUS MAIN BATHROOM

129 Avoca Street, Ropes Crossing

EUROPEAN INTERNAL LAUNDRY

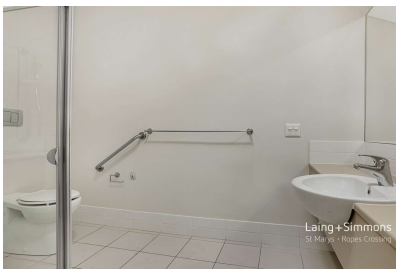
SPLIT SYSTEM AIR CONDITIONING

SINGLE REMOTE CONTROL GARAGE

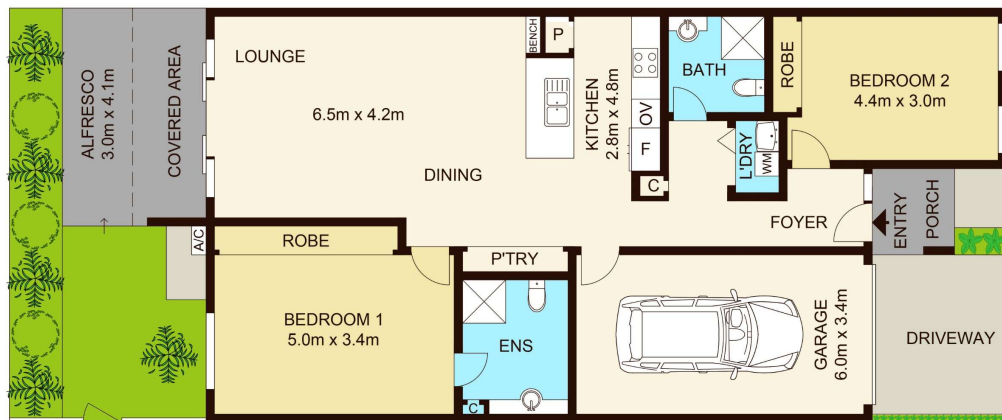
## Location Map



## Other Views



## Floor Plan 1



### 129 Avoca Street, ROPES CROSSING

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Xorix Media



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6501/87\\_AgencyAgreement.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6501/87_AgencyAgreement.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

[Laing+Simmons St Marys / Ropes Crossing](#)

[lsre.com.au/st-marys](https://lsre.com.au/st-marys)