



Laing+Simmons



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13 Wiseman Circuit, Ropes Crossing

Sold by Aman Puri
225 sqm

Laing+Simmons | St Marys • Ropes Crossing

(02) 9623 7999
stmarys@lsre.com.au
lsre.com.au/stmarys

(02) 9673 2200
ropescrossing@lsre.com.au
lsre.com.au/ropescrossing

CHARM & LIFESTYLE



Upon entry you will be taken by state-of-the-art finishes and elegance this home presents; impeccably designed with unsurpassed quality and style, it delivers two luxurious levels of seamless livability. This is a spacious home that invites the indoor and outdoor entertaining with the perfect alfresco entertaining area extending directly out from the fluid, open interiors, while the innovative floorplan includes a sleek, spacious flowing layout inside and out.

Resounding with warmth and style, this pristine home features expansive open plan living areas, a gourmet kitchen and fabulous indoor and outdoor entertaining, making this home adaptable to many different lifestyles. Boasting a position in a sought after neighbourhood it also offers easy access to schools, shops, transport and parks.

Features include:

- + Four spacious bedrooms, All with built-in wardrobes
- + Palatial master suite featuring a deluxe ensuite with walk in robe
- + Modern kitchen with stainless steel appliances, 4 burner gas cook top, dishwasher, a breakfast bar and walk in pantry
- + Modern family bathroom featuring elegant floor to ceiling bathroom tiles, a bathtub and toilet
- + Multiple living areas including spacious lounge, dining and family room
- + Ducted air-conditioning throughout
- + Alarm system
- + Landscaped and manicured front and back gardens

- + CCTV Cameras
- + Natural colour scheme throughout
- + Single 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

FOUR SPACIOUS BEDROOMS

PALATIAL MASTER SUITE

MODERN KITCHEN

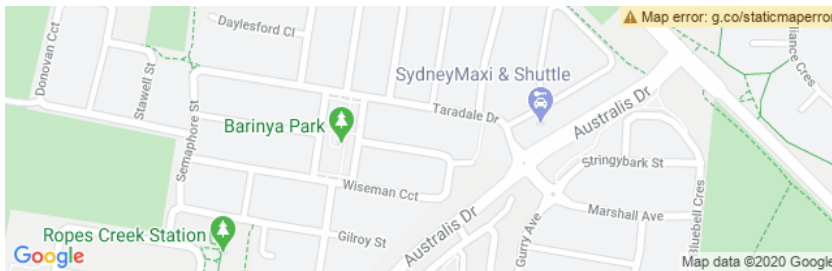
13 Wiseman Circuit, Ropes Crossing

DUCTED AIR-CONDITIONING

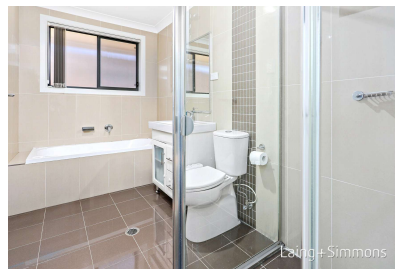
SOLAR PANELS

ALARM & CCTV SYSTEM

Location Map



Other Views



13 Wiseman Circuit, Ropes Crossing

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Please note:

Floorplan measurements are a guide only.

All dimensions are approximate in their distance and volume.



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6659/45_13WisemanCOS.pdf

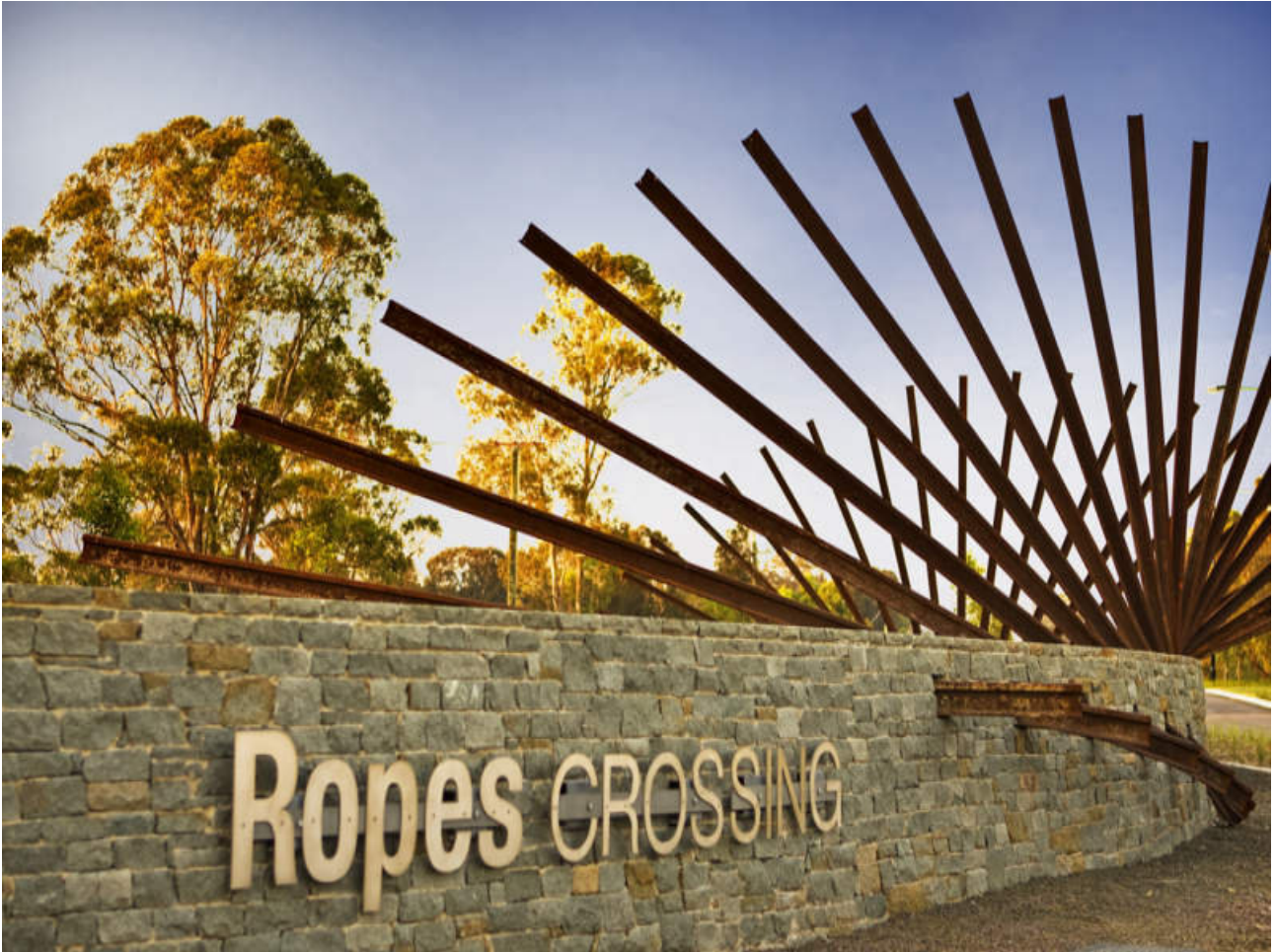
Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6656/15_13Wiseman-RentalAppraisalLetter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6656/15_13Wiseman-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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