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17B Meredith Avenue, Ropes Crossing

Sold by Paul Abassi
 190 sqm

Designed for Family Living



Offering a sophisticated living experience courtesy of its cutting-edge two-storey design comprising peaceful and communal living spaces, three generous proportioned bedrooms and high-end appointments, every corner of this lavish residence delivers the wow factor.

Striking the perfect balance of modern sophistication and refined elegance, this family home is a peaceful haven of sheer comfort and class. Spacious and sunshine filled, this home is set in the centre of it all with the new owner able to enjoy the walk-everywhere convenience, this exceptional lifestyle purchase is just a short walk from the heart of Ropes Crossing Village, local eateries and public transport.

Features include:

- + Three good sized bedrooms, all with built in wardrobes
- + Master bedroom featuring a spacious en-suite and walk-in wardrobe
- + Main bathroom combined with a bathtub, shower and separate toilet
- + Gourmet kitchen equipped with stainless steel appliances, 40mm stone bench tops, 900mm gas cook top and wall mounted oven
- + Guest powder room conveniently located on the ground floor

- + Internal laundry
- + Spacious open plan meals and family area opening up to an undercover alfresco
- + Landscaped low maintenance child friendly yard
- + Single remote controlled garage with internal access
- + Currently tenanted at \$470 per week

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

THREE GOOD SIZED BEDROOMS

GOURMET KITCHEN

DUCTED AIR-CONDITIONING

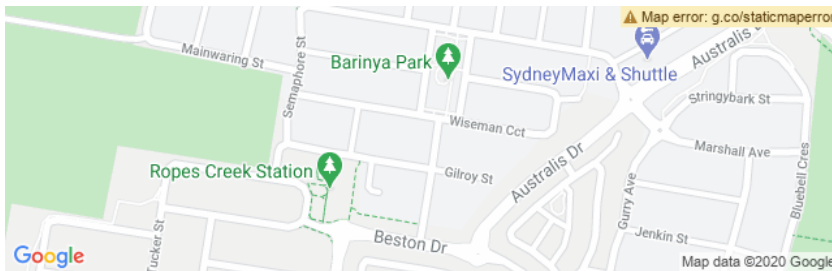
17B Meredith Avenue, Ropes Crossing

MULTIPLE LIVING AREAS

SINGLE REMOTE GARAGE

CURRENTLY TENANTED AT \$470 P/W

Location Map



Other Views



17b Merridith Avenue, Ropes Crossing

Laing+Simmons
Ropes Crossing · St Marys

Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.



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Front

Approx: 140.9m²

Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6815/86_17BMeredithCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6850/90_17BMeredith-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

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

lsre.com.au/st-marys