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2/1 Gilroy Street, Ropes Crossing

Sold by Aman Puri

# Spectacular Family Home



## 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

Encapsulating effortless contemporary living in an established neighbourhood, this stunningly designed 4-bedroom home reveals high-quality finishes over a tastefully styled layout, catering to the entertainer and budding family.

Creating an instantly welcoming first impression, those seeking space and flexibility will surely be impressed by this double story home. Generously proportioned, the home reveals a versatile layout providing a streamlined living environment with fabulous outdoor entertaining. This immaculate home is further complimented by being within walking distance to Ropes Crossing Village, public transport, local eateries and Ropes Crossing Public School.

### Features include:

- + Four generous sized bedrooms, three with mirrored built in wardrobes
- + Spacious master suite featuring a walk in wardrobe and an ensuite
- + Ultra-modern kitchen with a 6-burner gas cook top, dishwasher and breakfast bar



- + Ducted air-conditioning
- + Spacious internal laundry with ample cupboard space and external access
- + White Plantation shutters to windows
- + Power saving solar panels
- + Natural colour scheme throughout and a copiousness of natural light
- + Landscaped front and back gardens
- + Double remote-controlled garage
- + Strata fees: \$535 per year approx.

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>

# Words That Describe This Property

FOUR GENEROUS SIZED BEDROOMS

ULTRA-MODERN KITCHEN

LARGE MODERN FAMILY BATHROOM

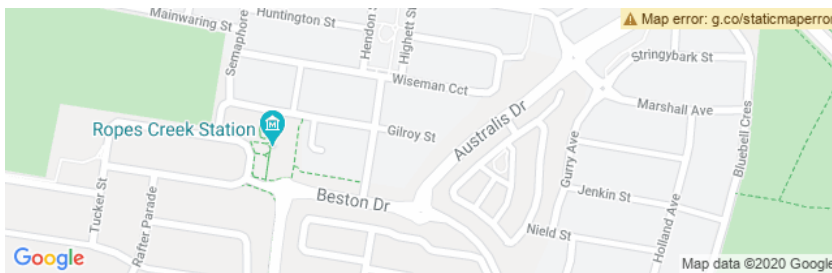
2/1 Gilroy Street, Ropes Crossing

DUCTED AIR-CONDITIONING

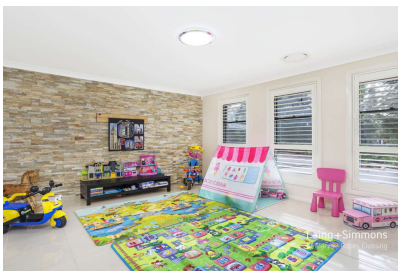
DOUBLE REMOTE GARAGE

NATURAL COLOUR SCHEME

## Location Map



## Other Views



# Virtual Inspection



[Watch Video](https://youtube.com/watch?v=_MPDAng__AE)

[https://youtube.com/watch?v=\\_MPDAng\\_\\_AE](https://youtube.com/watch?v=_MPDAng__AE)

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## Floor Plan 1



2/1 Gilroy Street, ROPES CROSSING

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



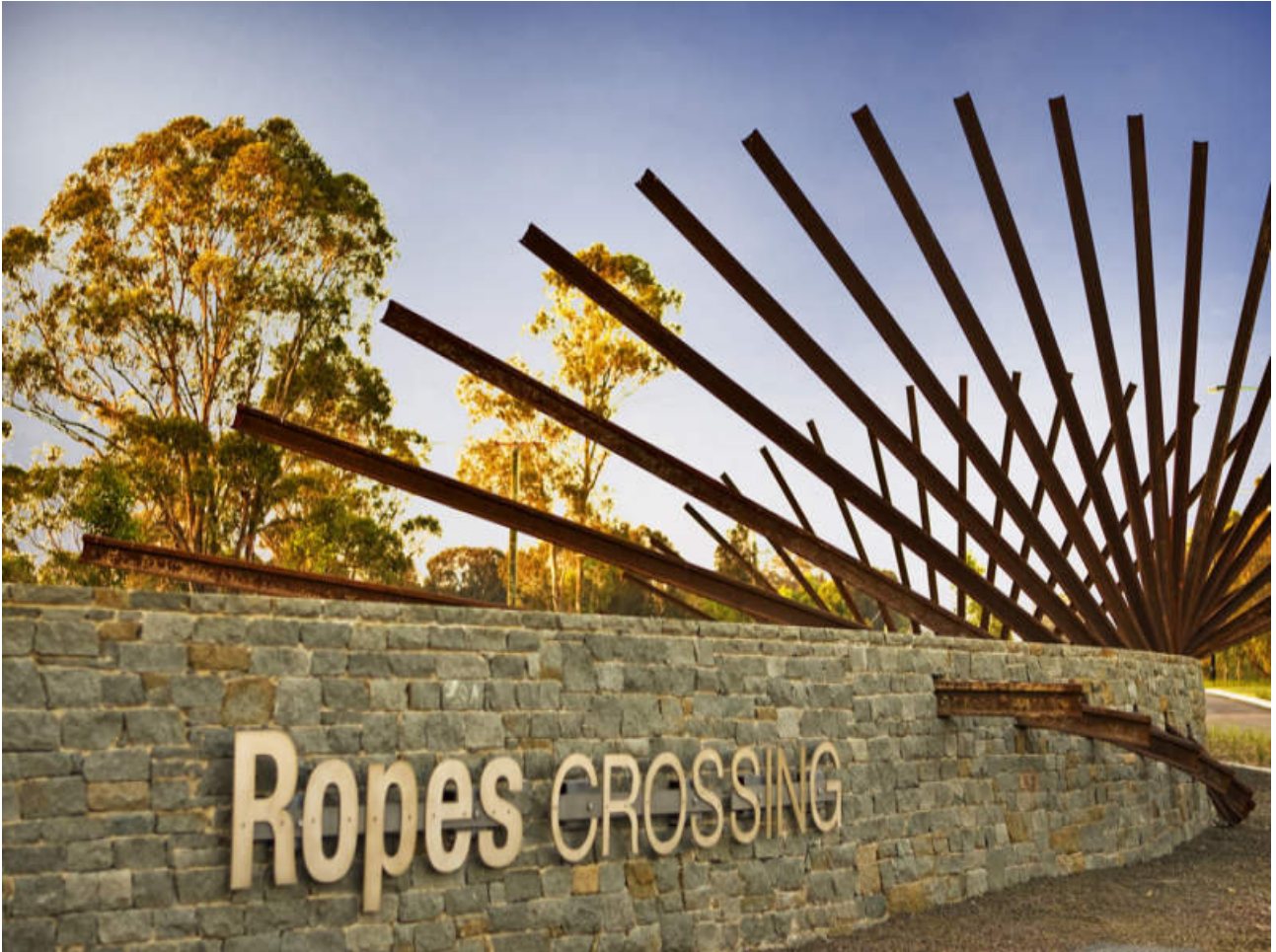
# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6329/80\\_2.1GilroyCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6329/80_2.1GilroyCOS.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
- Newsagency
- Gourmet Cafes
- Pharmacy
- Medical Centre
- Hair and Beauty Salons
- Takeaway Restaurants



# 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)