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58 Wiseman Circuit, Ropes Crossing

SOLD BY TEAM ABASSI
 275 sqm

Invest or Nest



Offering a rare opportunity for first home buyers, families or investors alike, this single level home is set within a family-friendly neighbourhood. Located in a tranquil part of Ropes Crossing on a quiet street with the new owner able to enjoy a convenient and peaceful lifestyle by being only a short walk to the local parks, dog park, the National Reserve park lands and only a short drive to the heart of Ropes Crossing with all local amenities close by.

Features include:

- + 3 generous sized bedrooms
- + Master bedroom featuring an ensuite and oversized walk in wardrobe
- + Modern kitchen with dishwasher, walk in pantry, stainless steel appliances and a breakfast bar
- + Main bathroom with modern fixtures and fittings
- + Open plan living with combined lounge and dining room
- + Ducted air-conditioning throughout
- + Covered and tiled outdoor entertainment area with extended decking
- + Child friendly backyard with low maintenance artificial grass
- + Landscaped and manicured front garden
- + Copiousness of natural light

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 GENEROUS SIZED BEDROOMS

DUCTED AIR-CONDITIONING

MODERN KITCHEN

58 Wiseman Circuit, Ropes Crossing

CHILD FRIENDLY YARD

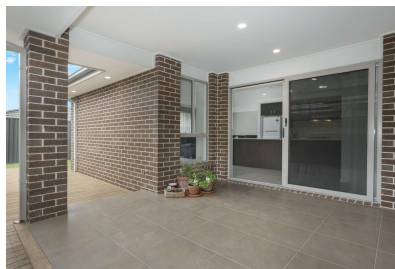
COMFORTABLE OPEN PLAN LIVING

CONVENIENT LOCATION

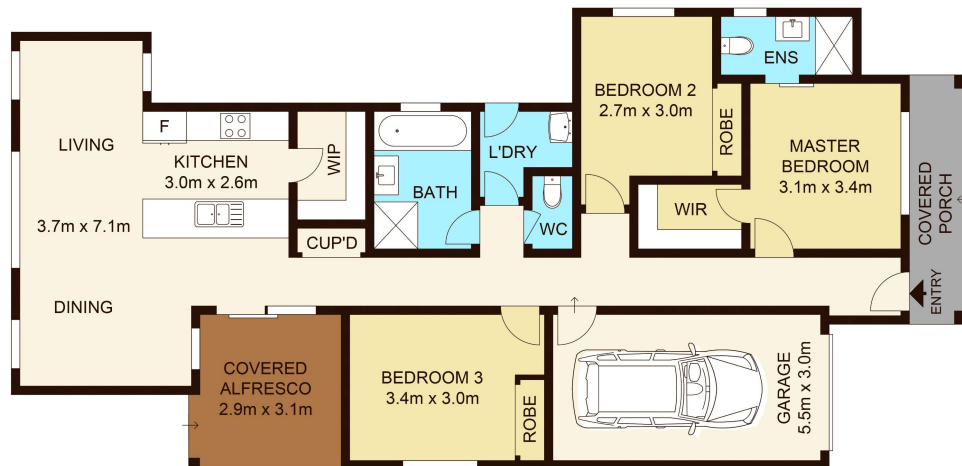
Location Map



Other Views



Floor Plan 1



58 Wiseman Circuit, 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/6090/96_58WisemanCOS.pdf

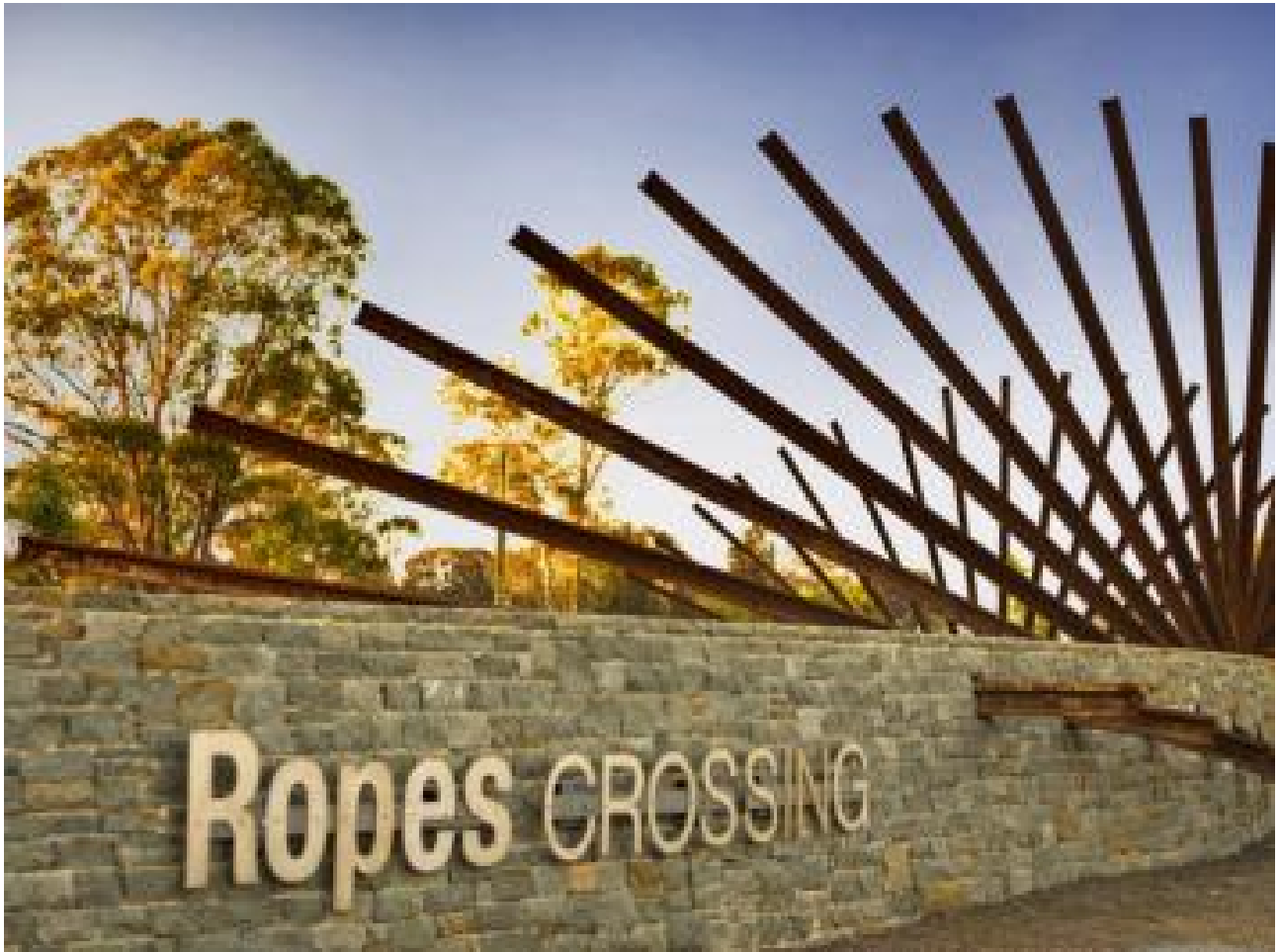
Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6021/4_58Wiseman-Rentalappraisalletter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6021/4_58Wiseman-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
- Newsagency
- Pharmacy
- Medical Centre
- Gourmet Cafe
- Takeaway Restaurants
- Hair & Beauty Salons

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