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7/30 Australis Drive, Ropes Crossing

Sold by Paul Abassi

# Free Standing Family Home!!!



This home 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 within a quiet complex with the new owner able to enjoy a convenient and peaceful lifestyle by being a short walk to the local parks, dog park and only a stone's throw away from the heart of Ropes Crossing .

Features include:

- + 4 generous sized bedrooms all with built in wardrobes
- + Master bedroom featuring an ensuite and two built in wardrobes
- + Family bathroom with elegant floor to ceiling tiles
- + Powder room conveniently located on the first floor
- + Modern kitchen with a 5 burner gas cook top, stainless steel appliances, dishwasher and ample cupboard space
- + Internal laundry
- + All weather covered outdoor entertaining area
- + Ducted air conditioning throughout
- + Low maintenance, child friendly backyard

- + Downlights throughout
- + Potential rental return approx. \$450 per week
- + Water rates approx: \$250 per quarter
- + Council rates approx: \$336 per quarter
- + Strata rates approx: \$310 per quarter

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 GENEROUS SIZED BEDROOMS

ELEGANT FAMILY BATHROOM

MODERN KITCHEN

7/30 Australis Drive, Ropes Crossing

DUCTED AIR-CONDITIONING

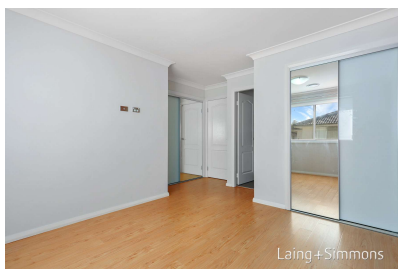
ALARM SYSTEM & VIDEO INTERCOM

SINGLE GARAGE/INTERNAL ACCESS

## Location Map



## Other Views

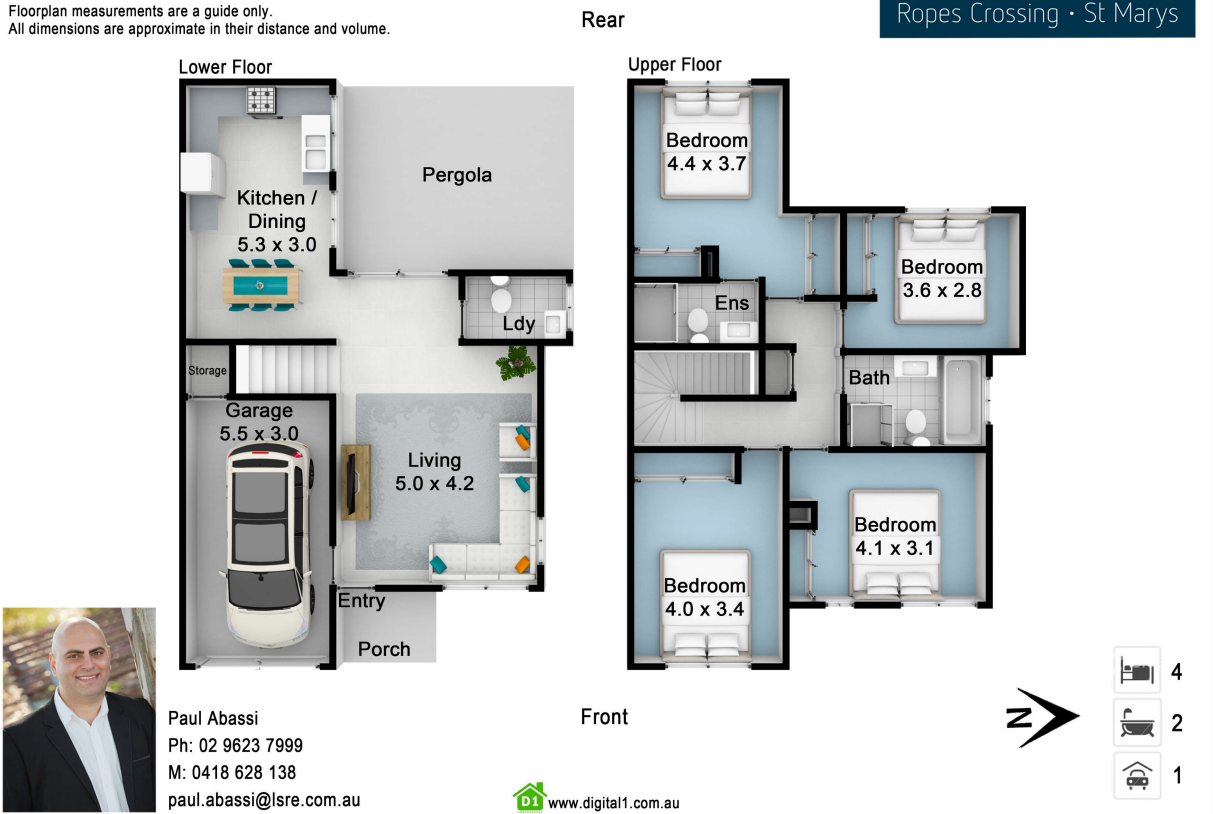


## 7/30 Australis Drive, Ropes Crossing

**Laing+Simmons**  
Ropes Crossing • St Marys

Please note:

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



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lwebbooks.com.au/module\\_resources/pdf\\_module/6496/91\\_7.30AustralisCOS.pdf](http://ls.lwebbooks.com.au/module_resources/pdf_module/6496/91_7.30AustralisCOS.pdf)

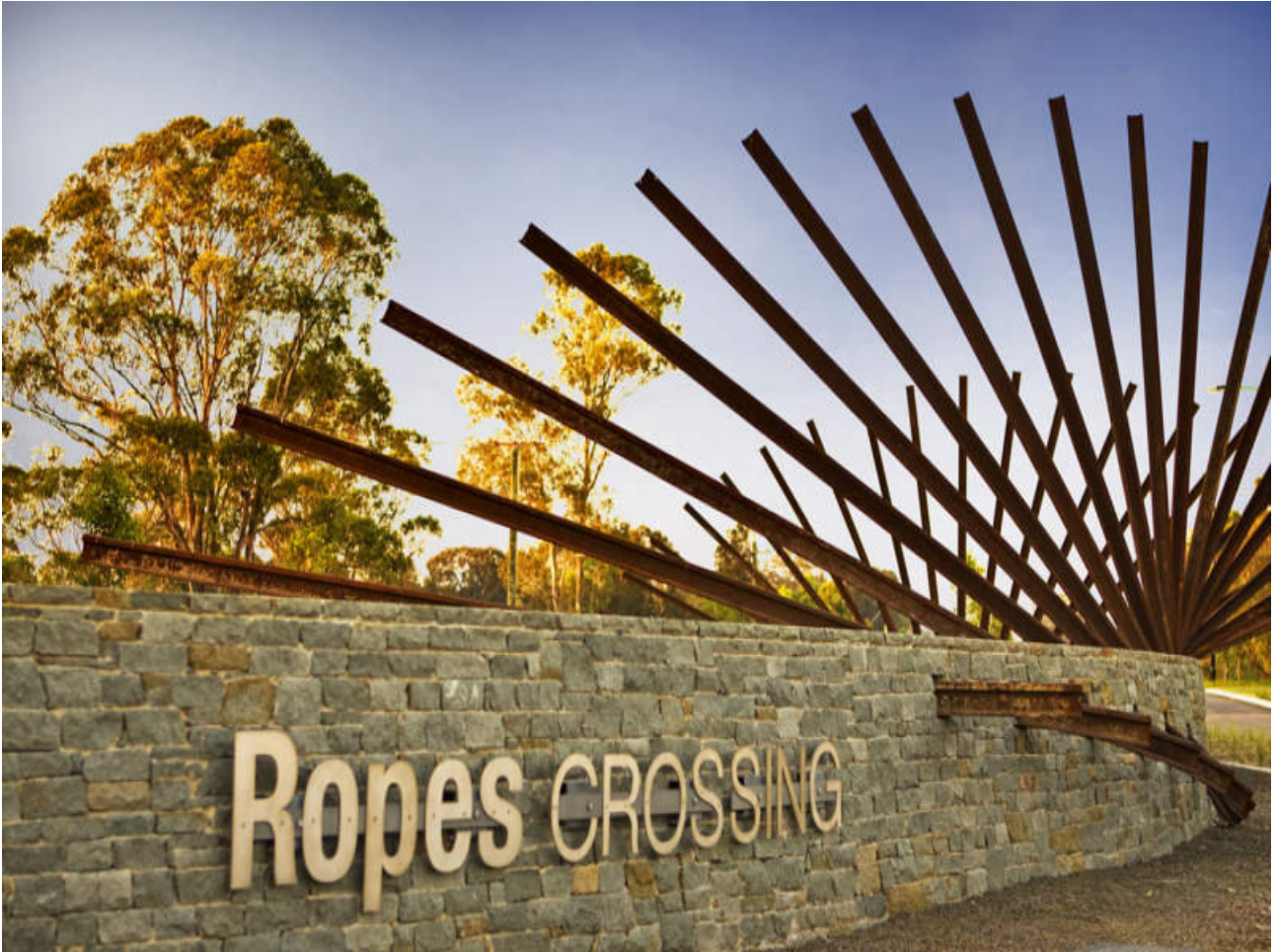
# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6492/67\\_7.30Australis-RentalAppraisalLetter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6492/67_7.30Australis-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](https://lsre.com.au/st-marys)