



The Modern

Unit Ready To Inspect!

BRAND NEW STYLISH APARTMENTS



Guaranteed tenant before settlement with a 4% rental return!

Calling all astute investors and savvy buyers, don't miss out on this fantastic opportunity to own a brand new unit in the heart of Ropes Crossing. Featuring it's own private balcony and open plan living spaces makes this unit a perfect investment or home where you to enjoy.

Perfectly located within walking distance to all local amenities including, medical centre, Coles supermarket, local school and daycare centre as well as cafe's, bus stops and more!

Features include;

- + Pet Friendly
- + TQM design and construct
- + Spacious bedrooms with built in wardrobes
- + Main bedroom with stylish en-suite
- + Designer kitchen with island bench for extra storage and space
- + Stylish main bathroom with shower
- + Comfortable open plan living with lounge and dining areas

- + Spacious private balcony
- + 12 Minutes drive to University of Western Sydney (Penrith Campus)
- + 10 mins walk to train station.

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

SPACIOUS BEDROOMS

ROOFTOP BBQ

DESIGNER KITCHEN

The Modern

STYLISH MAIN BATHROOM

CONVENIENT INTERNAL LAUNDRY

COMFORTABLE OPEN PLAN LIVING

Location Map



Other Views



Video



[Watch Video](https://youtube.com/watch?v=SmzLaVhmq8Y)

<https://youtube.com/watch?v=SmzLaVhmq8Y>

Floorplan

Links

[Unit 13](#)

https://agentboxcdn.com.au/clients-data/2218/public_html/media/lt/1/1P2416/fp/159796482201793732.jpg

[Unit 22](#)

https://agentboxcdn.com.au/clients-data/2218/public_html/media/lt/1/1P2386/fp/159252468194239062.pdf

[Unit 20](#)

https://agentboxcdn.com.au/clients-data/2218/public_html/media/lt/1/1P2366/fp/159972145612037848.pdf

Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/7187/6_SeymourCOS.pdf

Around The Area



This amazing property are almost a stones throw from the heart of Ropes Crossing.

Convenience is key as they are located close to all amenities including;

- Coles Shopping Centres
- Takeaway Restaurants
- Pharmacy
- Gourmet Cafes
- Beauty Salons
- Doctor's Surgery
- Newsagency

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