



12 McIntyre Street, Ropes Crossing

Sold by Team Abassi



# Designed for Family Living



Light filled interiors present expansive living & dining areas flowing to a spacious backyard with alfresco creating a private and peaceful oasis. Perfect for both entertaining and relaxing.

This architecturally designed two level residence offers an excellent opportunity to purchase in such a desirable and peaceful location, offering exceptional appeal, space, lifestyle and comfort for the growing family, often sought but rarely found.

Features include:

- + Five generous bedrooms, four with mirrored built in wardrobes
- + Palatial master suite featuring a deluxe ensuite, walk in wardrobe and a built in wardrobe
- + Contemporary kitchen with stainless steel appliances, 6 burner gas cook top, dishwasher, a breakfast bar and a pantry
- + Guest powder room conveniently located on the ground floor
- + Modern family bathroom featuring a bathtub, shower and elegant tiles
- + Ducted air-conditioning throughout
- + Alarm System
- + Landscaped and manicured front and back gardens
- + Vast, low maintenance child friendly back yard
- + Internal laundry with external access

+ Current tenants pay \$560 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

5 GENEROUS BEDROOMS

PALATIAL MASTER SUITE

CONTEMPORARY KITCHEN

12 McIntyre Street, Ropes Crossing

MODERN FAMILY BATHROOM

DUCTED AIR-CONDITIONING

CURRENTLY LEASED AT \$560 P/W

## Location Map



## Other Views



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5585/37\\_12McintyreCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5585/37_12McintyreCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5589/40_12Mcintyre-appraisalletter.pdf)

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# 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

## About Us

# 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

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[lsre.com.au/st-marys](https://lsre.com.au/st-marys)