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13 Marshall Avenue, Ropes Crossing

Sold by Paul Abassi  
 375 sqm

# Designed for convenient living



Prepare to be impressed by this outstanding family home or investment opportunity. Featuring multiple living spaces the new owner can enjoy a comfortable lifestyle and entertain family and friends with ease under the covered alfresco entertaining area which flows onto the large child friendly back yard.

Encapsulating effortless contemporary living in an established neighbourhood, this stunningly designed home reveals high-quality finishes over a tastefully styled layout. With all the hard work already done, all you need to do is unpack and move in. Positioned close to all local amenities including schools, child day care, parks and bus stops, this is sure to make for comfortable living.

Features include;

- + Four good sized bedrooms, two with built-in wardrobes
- + Master bedroom featuring an ensuite and a walk in wardrobe
- + Ultra-modern kitchen with a 4 burner gas cook top, breakfast bar & an ample amount of cupboard space
- + Comfortable open plan family / dining room
- + Spacious study consisting of the fourth bedroom
- + Main bathroom combined with a bathtub, large separate shower & modern tiles
- + Separate toilet
- + Sliding doors seamlessly extending onto an undercover alfresco featuring an outdoor ceiling fan

- + Ducted air-conditioning
- + Internal laundry with external access
- + Double remote controlled garage with internal access

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 GOOD SIZED BEDROOMS

ULTRA-MODERN KITCHEN

MODERN FAMILY BATHROOM

13 Marshall Avenue, Ropes Crossing

DUCTED AIR-CONDITIONING

CHILD FRIENDLY YARD

DOUBLE REMOTE GARAGE

## Location Map



## Other Views



## 13 Marshall Avenue, 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.



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# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/6657/50\\_13MarshallCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/6657/50_13MarshallCOS.pdf)

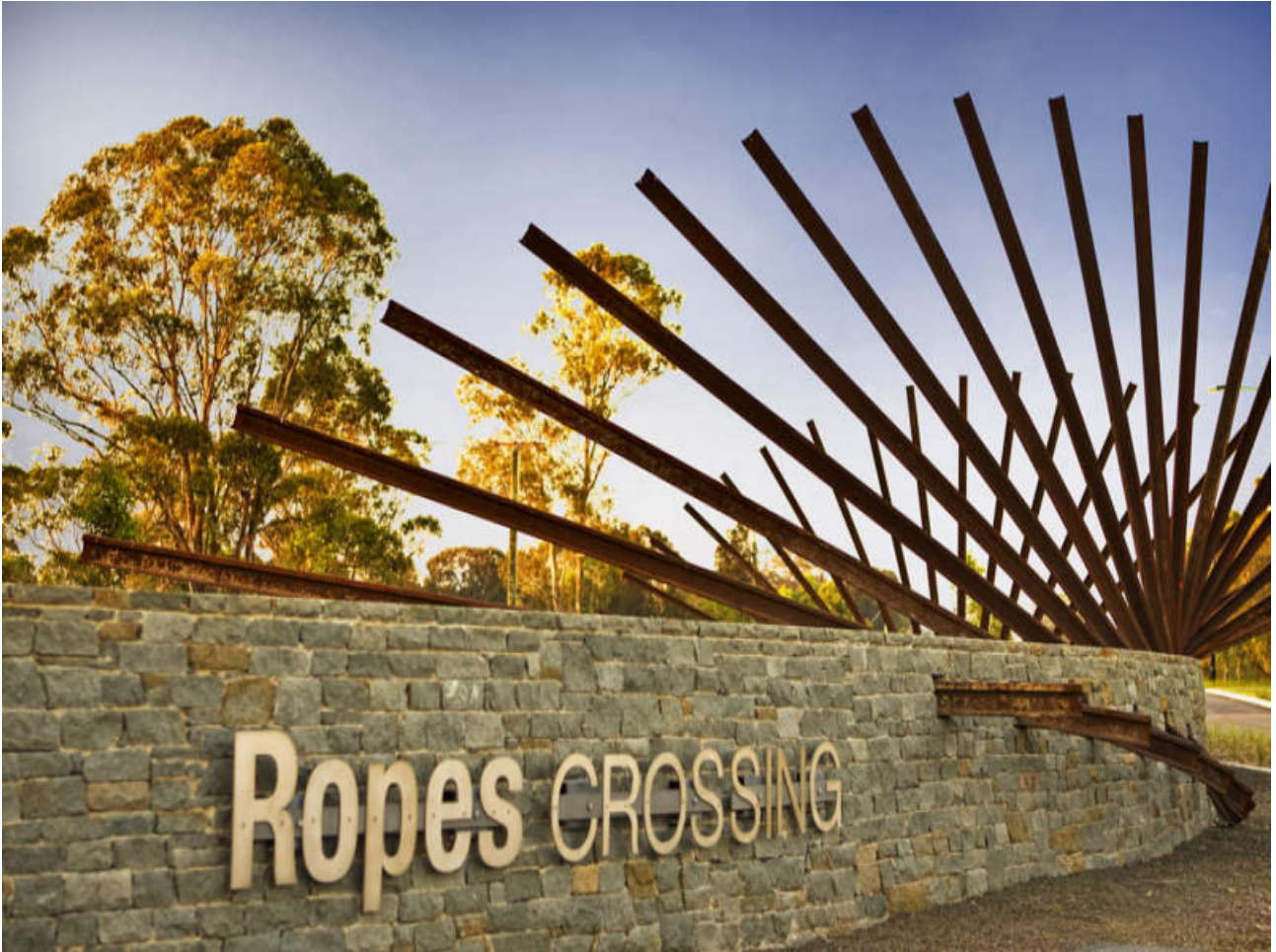
# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6611/52_13Marshall-RentalAppraisalLetter.pdf)

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# 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

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