



13 Tussock Street, Ropes Crossing

Sold by Team Abassi



# Invest or Nest!



If you are looking for a beautiful, modern home with a functional floor plan situated in one of Ropes Crossing's premier streets, then this is the place for you. This stunning single level home is immaculately presented offering style and sophistication.

Featuring a contemporary open plan kitchen, dining and living area, four bedrooms and two bathrooms, covered alfresco area and plenty of grassed yard, this property provides more than enough for the ultimate family home.

Safe and quiet location with plenty of parking. Located within walking distance to Ropes Crossing shopping centre, school, bus stops and a short drive or bus trip to St Marys station.

## Features:

- + Master suite with walk in wardrobe and deluxe ensuite
- + 3 other generous sized bedrooms, all with built in wardrobes
- + Light filled tiled open plan kitchen, living and dining area opening out onto fully paved alfresco area
- + Large tiled kitchen featuring gas cooking, stainless steel appliances, pantry and ample cupboard space
- + Main bathroom featuring shower, bathtub, toilet & vanity
- + Separate laundry with external access
- + Undercover fully paved alfresco area for those quite lazy afternoons or a BBQ with family and friends
- + Large outdoor grassed area
- + Huge double lockup garage

+ Split system air conditioner in dining area

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

3 GENEROUS SIZED BEDROOMS

LARGE TILED KITCHEN

HUGE DOUBLE LOCK UP GARAGE

13 Tussock Street, Ropes Crossing

ALARM SYSTEM

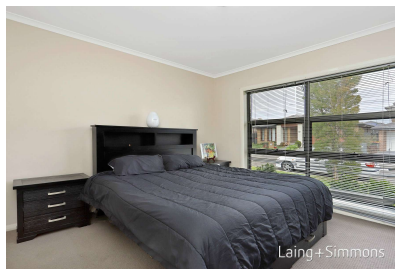
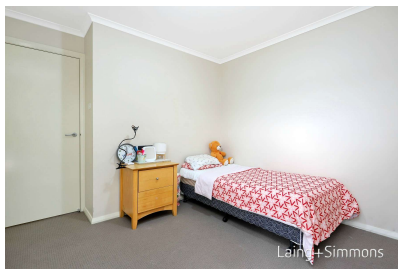
SPLIT SYSTEM AIRCONDITIONER

MODERN FAMILY BATHROOM

## Location Map



## Other Views



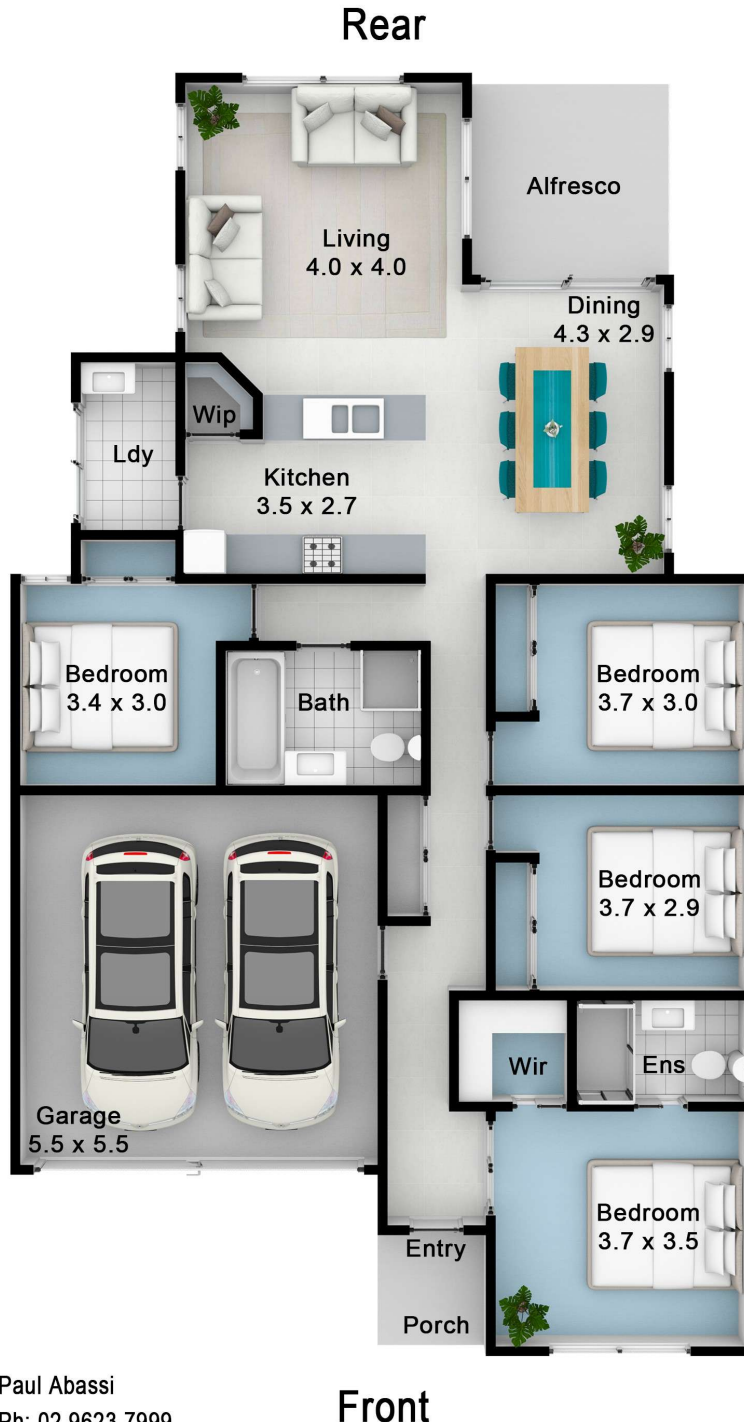
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**Laing+Simmons**  
Ropes Crossing · St Marys

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/5528/2\\_13TussockCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5528/2_13TussockCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5517/62_13Tussock-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





# 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)