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14 Marshall Avenue, Ropes Crossing

Sold by Paul Abassi
 375 sqm

Spectacular Family Home



Enjoy the grandeur of this exquisite home, designed with comfort and style in mind and with a host of luxury inclusions. Conveniently located within an established neighbourhood, this immaculate home is just a short distance to schools, day care centres, shops, parks and public transport.

This stylish & meticulously maintained family home offers generous living and dining areas, spacious bedrooms and an abundance of space for the growing family. Generously proportioned, the home reveals a versatile layout providing a streamlined living environment with fabulous outdoor entertaining.

Features include:

- + Four generous sized bedrooms, two with built in wardrobes
- + Spacious master suite featuring a walk in wardrobe and a deluxe ensuite with double sinks
- + Modern kitchen with a 5-burner gas cooktop, dishwasher, pantry and an ample amount of cupboard space
- + Family bathroom featuring a single vanity, bathtub, shower and separate toilet
- + Ducted air-conditioning
- + Sliding door seamlessly extending onto an all-weather decked alfresco area
- + Multiple living areas
- + Manicured and Landscaped front and backyards
- + Spacious internal laundry with external access

- + Double remote-controlled garage
- + Alarm System
- + Outdoor Spa

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

SPACIOUS MASTER SUITE

MODERN KITCHEN

14 Marshall Avenue, Ropes Crossing

MULTIPLE LIVING AREAS

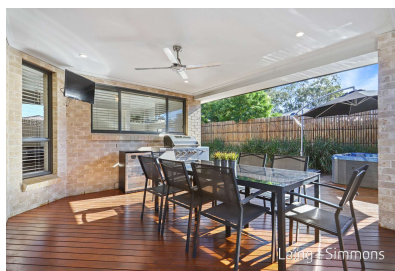
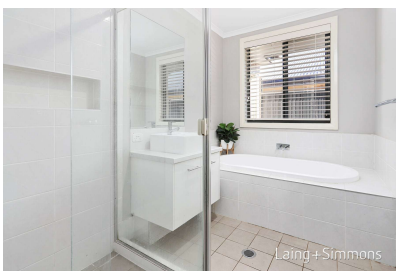
DUCTED AIR-CONDITIONING

OUTDOOR SPA

Location Map



Other Views



14 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.



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6627/61_14MarshallCOS.pdf

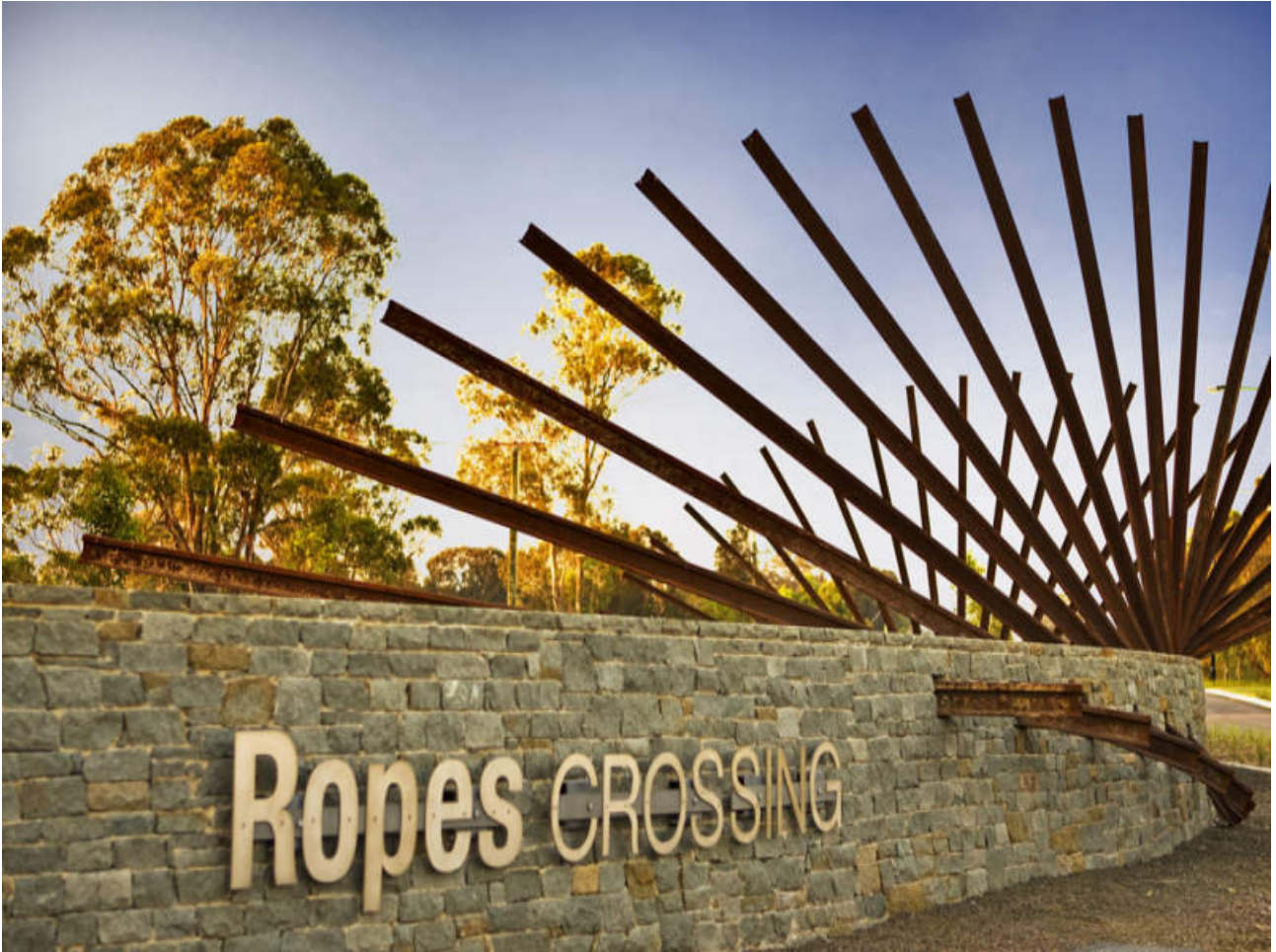
Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6674/65_14Marshall-RentalAppraisalLetter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6674/65_14Marshall-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