



Laing+Simmons
St Marys • Ropes Crossing



4 2 2

15 Voller Street, Ropes Crossing

Sold by Team Abassi
330 sqm

Laing+Simmons | St Marys • Ropes Crossing

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Immaculate and Versatile Showpiece



TWO SAFE WAYS TO VIEW A PROPERTY

- 1) YOU MUST CALL US AND REGISTER FOR A PRIVATE INSPECTION
- 2) CALL US AND REGISTER FOR A VIRTUAL TOUR OF THE HOME

Offering a sophisticated living experience courtesy of its cutting-edge two-storey design comprising peaceful and communal living spaces, four generous proportioned bedrooms and high-end appointments, every corner of this lavish residence delivers the wow factor.

Striking the perfect balance of modern sophistication and refined elegance, this family home is a peaceful haven of sheer comfort and class. Packed with style, this light filled family residence has been meticulously designed with modern fittings and fixtures. This home offers abundance of light and comes with a spacious floorplan with plenty of inclusions.

Features include;

- + Four spacious bedrooms, three with built in wardrobes
- + Oversized master suite featuring an oversized walk in wardrobe, retractable fan and a deluxe ensuite
- + Modern kitchen with 5 burner gas cooking, breakfast bar, dishwasher, pantry and stainless steel appliances
- + Main bathroom upstairs with separate toilet

- + Additional living areas include family, media room and rumpus room providing versatility
- + Tiled living areas and immaculate carpet to all rooms
- + Ducted air-conditioning
- + Internal laundry with external access
- + All weather alfresco entertaining area with extended decking, fan and outdoor blinds
- + Extra large 1.5 remote control lock up garage with internal access opening onto mudroom
- + Natural colour scheme throughout
- + Alarm system
- + Incredible amount of storage space including under stair storage and linen cupboards on both floors

An excellent opportunity to start your new chapter in this amazing home!

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 SPACIOUS BEDROOMS

OVERSIZED MASTER SUITE

MODERN KITCHEN

15 Voller Street, Ropes Crossing

DUCTED AIR-CONDITIONING

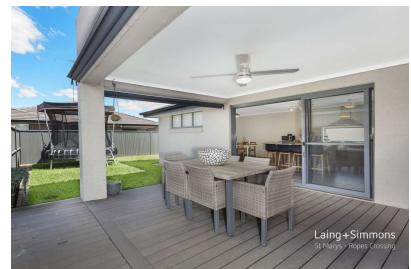
ALL WEATHER ALFRESCO AREA

ALARM SYSTEM

Location Map



Other Views



Virtual Inspection



[Watch Video](https://youtube.com/watch?v=8TPyTQne5Ds)

<https://youtube.com/watch?v=8TPyTQne5Ds>

Floor Plan 1



15 Voller Street, ROPES CROSSING

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Xorix Media



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6156/69_15VollerCOS.pdf

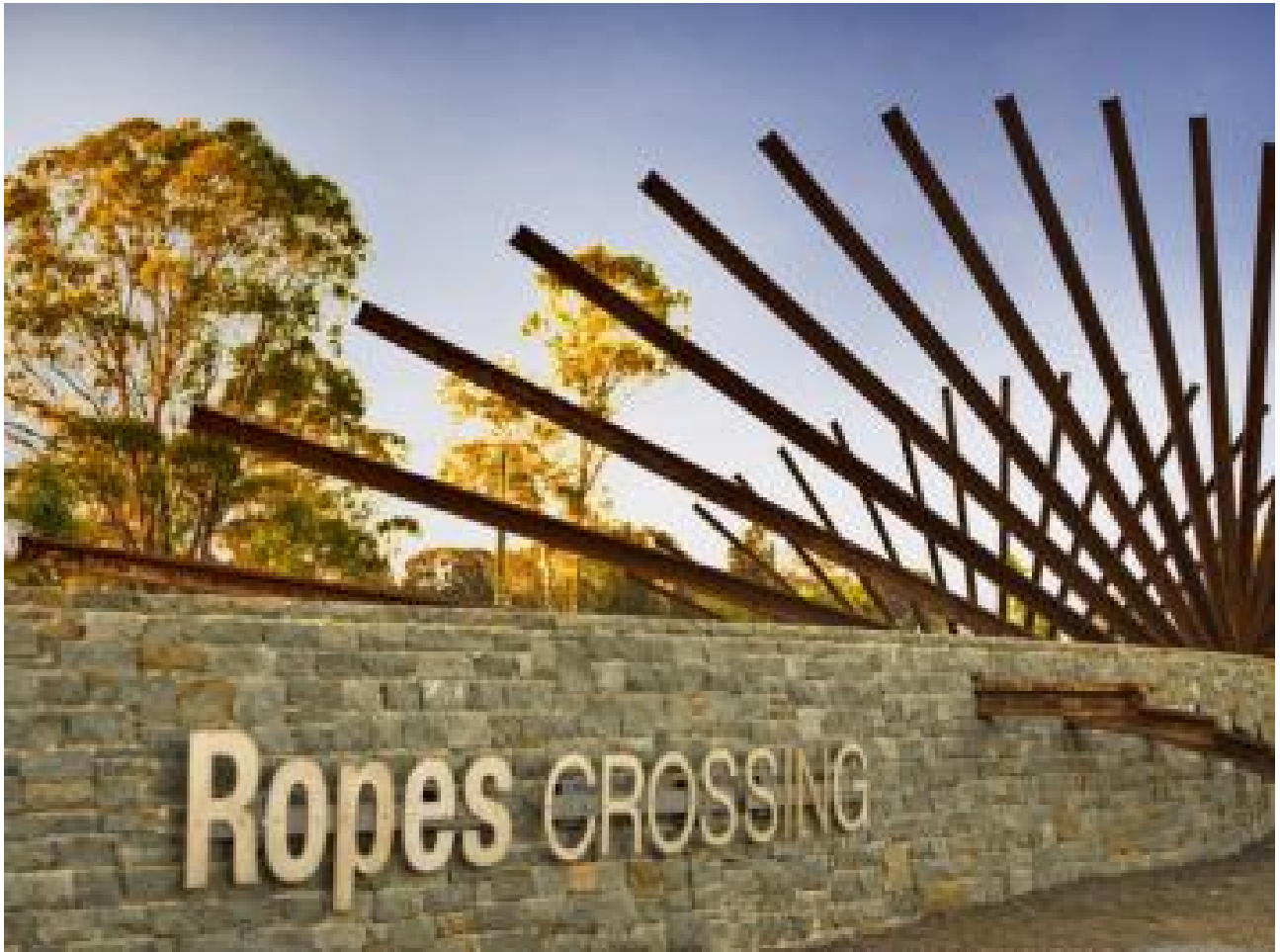
Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/6197/92_15Voller-RentalAppraisalLetter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/6197/92_15Voller-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
- Newsagency
- Pharmacy
- Medical Centre
- Gourmet Cafe
- Takeaway Restaurants
- Hair & Beauty Salons

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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