



18 Blackburn Street, Ropes Crossing

Sold by Team Abassi



# Style with a twist of elegance



Complete with superb outdoor appeal, impeccably finished interiors and exquisite craftsmanship throughout, this sun-filled family sanctuary screams sophistication.

Located in a tranquil part of Ropes Crossing on a quiet street with the new owner able to enjoy a convenient and peaceful lifestyle by being a stones throw to the local parks, and only a short drive to the heart of Ropes Crossing with all local amenities close by.

Features include:

- + Four large bedrooms, 2 fitted with built in wardrobes
- + Master suite featuring a walk-in wardrobe and an ensuite
- + Modern kitchen with a gas cook top, & stainless steel appliances
- + Multiple living areas
- + Guest powder room conveniently located on the ground floor
- + Copiousness of natural light
- + Ducted air-conditioning throughout
- + Seamless flow from tri-fold doors to covered outdoor entertainment area

- + Side access to child friendly, low maintenance yard
- + Landscaped and manicured front and back gardens
- + Single 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>

# Words That Describe This Property

FOUR LARGE BEDROOMS

MULTIPLE LIVING AREAS

DUCTED AIR-CONDITIONING

18 Blackburn Street, Ropes Crossing

SINGLE REMOTE-CONTROL GARAGE

MODERN KITCHEN

INTERNAL LAUNDRY

## Location Map



## Other Views



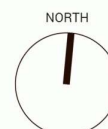
## Floor Plan 1



Laing+Simmons | Ropes Crossing

18 Blackburn Street, ROPES CROSSING

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



# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5661/16\\_18BlackburnCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5661/16_18BlackburnCOS.pdf)

# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5640/42_18Blackburn-Rentalappraisalletter.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



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