



22 Stringybark Street, Ropes Crossing

SOLD BY TEAM ABASSI



# Spectacular Family Home



The home boasts 3 generous sized bedrooms, spacious & open plan living areas and an entertainer's 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.

Features include;

- + 3 generous sized bedrooms all with wardrobes
- + Master bedroom featuring an ensuite and a walk in wardrobe
- + Ultra-modern kitchen with a 5 burner gas cook top
- + Comfortable open plan family / dining room
- + Main bathroom combined with a bathtub, shower and toilet
- + Sliding doors seamlessly extending onto an all-weather entertainment area
- + Natural colour scheme throughout and a copiousness of natural light
- + Child friendly yard
- + Split system air con
- + Internal laundry

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

THREE GENEROUS SIZED BEDROOMS

ULTRA-MODERN KITCHEN

SPLIT-SYSTEM AIR-CONDITIONING

22 Stringybark Street, Ropes Crossing

INTERNAL LAUNDRY

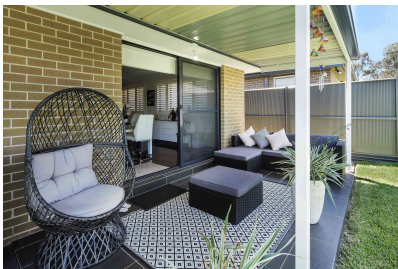
SINGLE REMOTE GARAGE

COMFORTABLE OPEN PLAN LIVING

## Location Map

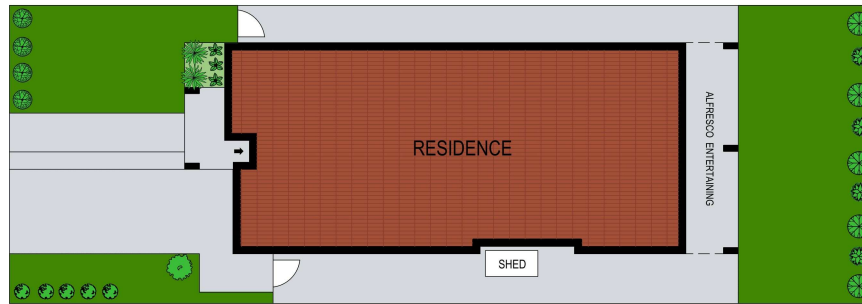


## Other Views

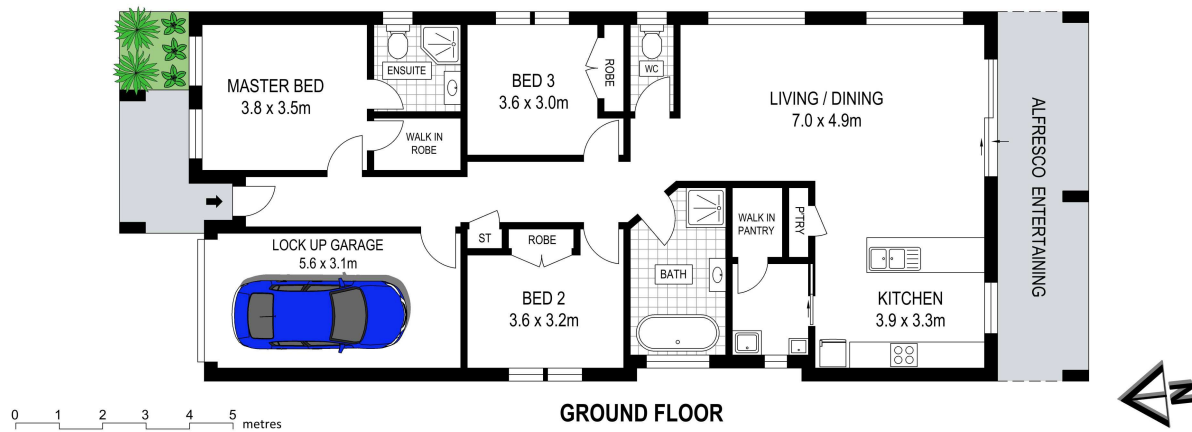




## Floor Plan 1



SITE PLAN (NOT TO SCALE)



GROUND FLOOR

PLANS SHOWN ARE FOR MARKETING PRESENTATION ONLY AND IT'S NOT PART OF ANY LEGAL DOCUMENT. SUBJECT TO ERRORS, INACCURACIES AND IT SHOULD NOT BE USED AS SOLE AND ACCURATE REFERENCE.

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

# Contract of Sale

## Links

[Contract of Sale](#)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5818/88\\_22StringybarkCOS.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5818/88_22StringybarkCOS.pdf)



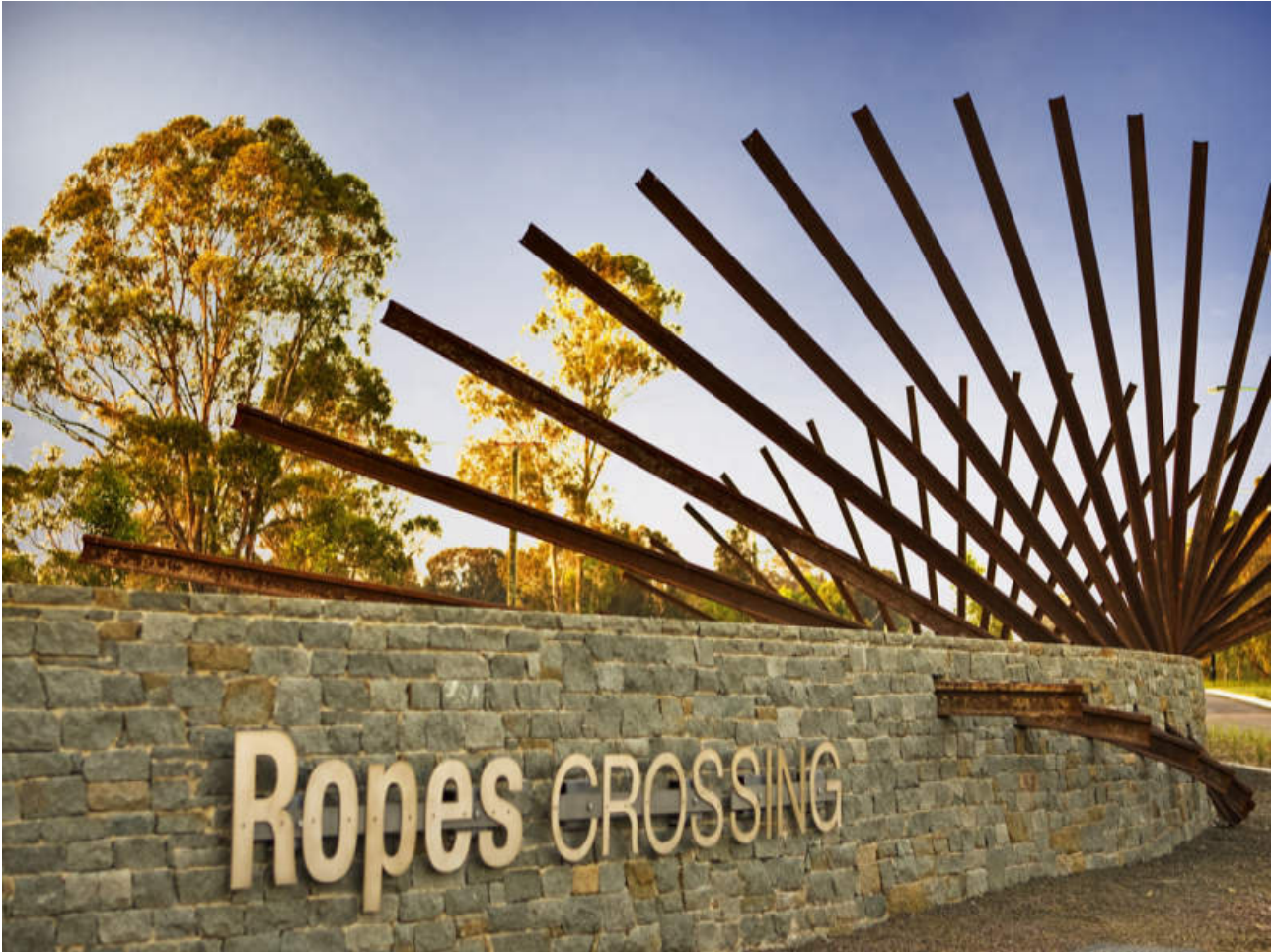
# Rental Appraisal Letter

## Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5837/28_22Stringybark-Rentalappraisalletter.pdf)

[http://ls.lswebbooks.com.au/module\\_resources/pdf\\_module/5837/28\\_22Stringybark-Rentalappraisalletter.pdf](http://ls.lswebbooks.com.au/module_resources/pdf_module/5837/28_22Stringybark-Rentalappraisalletter.pdf)

# 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

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