



37 Drummond Avenue, Ropes Crossing

SOLD BY TEAM ABASSI

Perfect Home For An Entertainer



This stunning home showcases a lifestyle of entertainment and comfort. Nestled within quality homes is this luxurious two level family residence sitting on a decent sized corner block located within stones throw distance from all amenities, delivering ultimate convenience. This feature packed and practical family haven speaks volumes through its well thought out floor plan positioned in a sought after location of Ropes Crossing.

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.

Feature include:

- + Four generous bedrooms, three with built in wardrobes
- + Oversized palatial master suite featuring a walk-in wardrobe and a deluxe ensuite and balcony
- + Multiple living areas including rumpus room, lounge and family room/media room
- + Ultra-modern kitchen with 900mm stainless steel appliances, breakfast bar, dishwasher and a pantry
- + Guest powder room conveniently located on the ground floor
- + All weather covered outdoor alfresco area with stunning trifold doors and ceiling fan
- + 2 zoned Ducted air-conditioning throughout
- + Alarm System

+ Power saving solar panels

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

MULTIPLE LIVING AREAS

ULTRA-MODERN KITCHEN

37 Drummond Avenue, Ropes Crossing

ALARM SYSTEM

POWER SAVING SOLAR PANELS

2 ZONED DUCTED AIR-CON

Location Map



Other Views



Floor Plan 1



37 Drummond Avenue, 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/5819/52_37DrummondCOS.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](http://ls.lswebbooks.com.au/module_resources/pdf_module/5836/80_37Drummond-Rentalappraisalletter.pdf)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5836/80_37Drummond-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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