

# 2/30 Australis Drive, Ropes Crossing, NSW 2760

Laing+Simmons

## House For Sale

Wednesday, 28 February 2024

2/30 Australis Drive, Ropes Crossing, NSW 2760

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 245 m2

**Type:** House



Aman Puri  
0458101050

## Free Standing Villa with Low Strata

OPEN HOME - SATURDAY 2ND OF MARCH AT 1:15PM - 1:45PM This home has been finished with the finest fixtures and fittings throughout. You will feel at home the moment that you walk into this beautifully presented family home. With its spacious layout & modern fixtures this is the perfect place to call home. Located within a quiet complex with the new owner able to enjoy a convenient and peaceful lifestyle by being a short walk to the local parks, dog park and only a stone's throw away from the heart of Ropes Crossing. Features include: + 4 generous sized bedrooms all with built in wardrobes + Master bedroom featuring an ensuite and a built in wardrobe + Powder room conveniently located on the first floor + Modern kitchen with a 5 burner gas cook top, stainless steel appliances, dishwasher and ample cupboard space + Internal laundry + Huge extended and decked outdoor entertaining area with blinds + Ducted air conditioning throughout + Low maintenance, child friendly backyard + Single garage with internal access + additional designated car space next to garage + Alarm System & video intercom + Security HD cameras + Potential rental return approx. \$650 - \$680 per week + Water rates approx: \$180 per quarter + Council rates approx: \$370 per quarter + Strata rates approx: \$567 per quarter For further information please contact our friendly staff on 9673 2200. Disclaimer: We have been furnished with above information, however, Laing + Simmons The Abassi Group 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.