

Sold



33 Mindaribba Ave, Rouse Hill

LePage



Architecturally Designed with Bush Outlook

Timeless elegance blends with superior whisper quiet location and creek outlook. This stunning residence provides quality and relaxed living in a central location. Hidden away in a sleepy cul de sac, this property feels like your own private oasis. This exclusive residence is one of only a handful of properties in Rouse Hill that boast an architectural design and bush outlook. Designed with lifestyle in mind, light filled living spaces seamlessly flow into each other, while still providing the opportunity for separate living. Nothing has been overlooked in the design of this residence, with living areas bathed in light and a floorplan that captures the breeze, whilst the outdoors has a resort feel with its enticing inground pool and landscaped garden.

Defining attributes include:

- Grand entry created by impressive, oversized entry glass and solid wood door leading to grand foyer
- Spacious upper-level master suite including WIR, modern ensuite and private balcony with bushland/creek aspect
- Total of 4 bedrooms, each generously appointed and incorporating abundance of robe space
- Separate home office/study or convert to 5th bedroom
- Eye catching sophisticated formal lounge zone with warming gas fireplace and charming chandelier sets the scene for entertaining friends
- Stylish main bathroom with dual vanities, polyurethane cabinetry and stone

4 2 3 700 m²

Price	SOLD for \$2,180,000
Property Type	Residential
Property ID	101
Land Area	700 m ²

Agent Details

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bench coupled with deep set bath and generous shower

- Gourmet inspired stone gas kitchen with polyurethane and frosted glass cabinetry, quality stainless steel appliances including brand new 90cm Smeg oven and new Miele dishwasher. Expansive island bench in the heart of the home plus walk-in pantry/storage room to cater for appliance storage and more.

- Light and airy living zones surrounded by an abundance of windows with northerly aspect and glass sliding door merging indoors with outdoors

- Entertainment/Theatre room fitted with movie projector and in-built surround sound speakers

- Oversized laundry with quality cabinetry, abundance of storage space, walk-in linen press, additional functionality as hobbies/sewing space

- Sunlit gorgeous level yard for year-round entertaining embraced by 700m² block

- Indulgent salt water inground pool surrounded by feature walls and family lounge zone

- Generous undercover alfresco space for summer entertaining, plus kids' cubby house with kid's play zone and established lawn area

- Oversized triple automated garage with generous under-house and under-stair storage rooms

- Breath taking frontage with striking established gardens and grand modern design

- Architectural design takes advantage of light and breeze

Finishes:

- Polished solid Sydney Blue Gum timber flooring

- Blend of plantation shutters and roller blinds

- Ducted vacuuming

- Alarm system

- Extra high ceilings with feature cornices

- Ornate gas fireplace

- Ducted reverse cycle AC with 3 zones

- Porcelain floor tiles

- Sunken flooring

- Bosch alarm system

- Gas cooking and BBQ

- Rinnai gas hot water

Convenience:

- 200m to bus service

- 2km to Rouse Hill Primary School

- 2km to Rouse Hill High School/ Our Lady of Angels Primary School

- 3km to Rouse Hill Metro and bus service

- 3km to Rouse Hill Town Centre

- 2.4km to Rouse Hill Village
- 2.4km to proposed Rouse Hill Hospital
- 5m Caddies Creek
- Potential rental return \$950-\$1050 week

Set in one of Rouse Hill's blue-ribbon locations, amongst great walking and cycling paths. This stunning home will cater to a broad demographic looking for a quality residence in a prime position. If you are looking for a lifestyle that blends sophistication and style with convenience and quiet, look no further. Call Julie Lepagier on 0427 502 730 for further information. All email enquiries need to specify a contact number to gain a response.

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