



36 Peppin St, Rouse Hill



SOLD 1st Open Home

This modern home's highly convenient location means that you can walk to all the essentials – Rouse Hill Metro, Rouse Hill Town Centre, city & district bus service, future hospital, plus catchment for Ironbark Ridge Primary School. Situated in The New Rouse Hill Estate offering community facilities for all the family – tennis court, club house, sparkling pool, gym, kids sandpit, parks and public café ideal for Sunday brunch.

This modern home has so much to offer including quality inclusions, prime central location and community facilities:

Sizeable entertainer's room/theatre room

Chef gas kitchen with stone benchtops, polyurethane cupboards and stainless - steel appliance with an abundance of storage space.

Versatile open plan living quarters flowing onto undercover alfresco space

Dedicated study nook or home office zone on lower level

3 sizeable bedrooms each with robes, master with chic ensuite and WIR

Generous modern main bathroom with bath and generous shower

Substantial alfresco undercover area with impressive fully decked yard with solid composite Ekodeck boards, catering for large gatherings

Single automated garage with internal access plus driveway can cater for a 2nd vehicle

Additional features include; alarm, ducted reverse cycle air-conditioning,

3 2 2 200 m2

Price	SOLD for \$1,216,000
Property Type	Residential
Property ID	116
Land Area	200 m2

Agent Details

Julie Lepagier - 0427502730

Office Details

Lepage Property
Unit 302 33 Lexington Dr Bella Vista
NSW 2153 Australia
0427502730

Jarrah laminated flooring throughout, gas heating, downlights, ceiling fans, fibre optic internet

Access to community facilities which include: inground pool, tennis court, basketball court, kids play area, clubhouse.

Specifics:

500m/5mins walk to Rouse Hill Metro and bus service

500m/5mins walk to Rouse Hill Town Centre

12mins walk to Ironbark Ridge Primary School

16 mins walk to Rouse Hill High School/ Our Lady of Angels Primary School

Potential rental return \$700- \$750 week

Rates approx. \$350/qtr

Water connection rates approx. \$300/qtr

Community levy approx \$145/qtr

Perfectly suited to first home buyers, families and investors which will benefit from this easy-care modern property, great community facilities along with its convenient location. Call Julie Lepage on 0427 502 730 for further information. All email enquiries need to specify a contact number to gain a response.

LePage Property is a COVID Safe organisation and ask that prospective buyers refrain from attending inspections if you are showing any symptoms or tested positive to covid. Use provided hand sanitizer before and after entering the property, refrain from touching surfaces etc.

" LePage Property provide information which is understood to be accurate and true yet take no responsibility and disclaim all liability for any errors, inaccuracies and misstatements. It is the purchasers, vendors and general public's responsibility to source their own information and rely on their own research for accuracy prior to engaging in a contract of sale or other."

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.