

Sold



43 Stanford Cct, Rouse Hill

LePage



Relaxed Sophistication

This elegant Eden Brae residence with quality inclusions, multiple living zones, inviting sparkling pool combined with private setting, is a standout home. Positioned on the high side of this quiet street overlooking parkland, this home will suit the discerning buyer. Walk to bus service, short drive to Metro and retail district plus schools and childcare.

Accommodation includes:

- 4 well-appointed spacious bedrooms including massive master bedroom plus parent retreat
- Luxurious bathrooms
- Formal lounge room overlooking tranquil garden
- Appealing library room with adjoining study
- Open plan everyday dining and lounge rooms with alfresco vista
- Substantial stone and polyurethane kitchen incorporating gas cooking, spacious pantry, and sizeable fridge recess
- Relaxing family room with gorgeous warming inbuilt fireplace
- Low maintenance alfresco deck for warm weather entertaining
- Easy care established landscaped gardens on 619m2 land
- Enticing sparkling inground pool
- Multi-panel solar system
- Dual automated garage with internal access plus garden access

Additional features include:

- Plantation shutters, gas cooking and heating, ducted AC, abundance of storage space, solar panels
- Easy access to local bus service to Rouse Hill Town Centre and Metro plus

4 2 2 619 m2

Price	SOLD for \$1,499,500
Property Type	Residential
Property ID	73
Land Area	619 m2

Agent Details

Julie Lepagier - 0427502730

Office Details

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

- Central position to access Rouse Hill Town Centre/Metro, Rouse Hill Village and a selection of public and private schools, childcare centres and more
- Variety of walking/cycling paths in the immediate area

Distance to amenities (based on [googlemaps.com.au](https://www.googlemaps.com.au)):

- 20m to bus service
- 3.6km to Metro/Rouse Hill Town Centre
- 2.7km to Rouse Hill Village
- 2.7km to Rouse Hill Primary School
- 1.9km to Rouse Hill High School/Our Lady of Angels
- 1.3km to local childcare centre

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Upon entry this loved home has a wow factor that is coupled with an array of flexible living spaces and generous bedrooms plus inviting alfresco zone. Call Julie Lepagier on 0427 502 730 for more information.

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