

Sold



8 Augusta Ct, Rouse Hill

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### Garden Oasis, Prime Position Plus Extra Car/Trailer Accommodation

Expansive level lawn with magnificent established gardens, prime position and additional car accommodation are the key features of this residence. The home offers an abundance of free-flowing living quarters which spill out onto the alfresco hub with luxurious vergola, ideal for all year-round entertaining. Nestled in a quiet cul de sac, neighbouring other house-proud homeowners and walking distance to Metro, Rouse Hill Town Centre, Rouse Hill Primary School, Rouse Hill High School, recreational parks and walking/cycling paths.

Accommodation includes:

- 4 bedrooms including master bedroom with ensuite and dual robes
- Large, dedicated sun filled formal lounge room
- Additional formal room with peaceful garden outlook
- Generous light filled kitchen with an abundance of storage and bench space all overlooking alfresco space
- Expansive open plan everyday dining and lounge rooms with bay windows which absorb the garden vista
- Tranquil undercover alfresco space with automated louvre vergola
- Impressive yard on 600m2 land with relaxation hub ideal for gathering around the fire pit
- Dual automated garage with additional workstation space with internal access and 1 rear roller door access, plus additional car/van/trailer space

Additional features include:

- Ducted air conditioning, additional split system in main bedroom, gas cooking and heating

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<b>Price</b>	SOLD for \$1,450,000
<b>Property Type</b>	Residential
<b>Property ID</b>	78
<b>Land Area</b>	600 m2

#### Agent Details

Julie Lepagier - 0427502730

#### Office Details

Lepage Property  
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0427502730

- 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):

- 20m to bus service
- 800m to Metro/Rouse Hill Town Centre
- 1 km to Rouse Hill Village
- 550m to Rouse Hill Primary School
- 1.2km to Rouse Hill High School/Our Lady of Angels

Enjoy the tranquil garden setting, generous living spaces and brilliant location. Superbly positioned on the high side of the cul de sac, in walking distance to amenities, sporting fields and walking paths. Call Julie Lepagier on 0427 502 730 for more information.

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