



Prime Location with Generous Living Spaces and Amazing Yard

Prepare to be surprised by this sizeable single level gem with its expansive free flowing living interiors and imposing facade. Coupled with the expansive level lawn and established gardens ideal to enjoy all year round via the two designated undercover alfresco zones. Oozing warmth and appeal plus its central location, this awesome family home will appeal to a wide audience. Accommodation includes:

- 3 bedrooms including master bedroom with ensuite and WIR
- Handy 3-way main bathroom with Parisi Italian glassware
- Elegant open plan formal room or convert to 4th bedroom and study
- Expansive open plan everyday dining and living rooms
- Generous light filled gas kitchen with quality Grohe german tap ware and breakfast bar with additional storage along with extra-large pantry
- Quaint courtyard ideal for breakfast hub or chilling with a good book
- Impressive architecturally designed garden on 550m2 land with large undercover pergola and Merbau hardwood decking coupled with bluestone pavers. Gardens include evergreen pines and Lilly Pillys surrounding the generous lawn space.
- Dual automated garage with internal access and sliding door access to courtyard

Additional features include:

- Multi-zoned ducted air conditioning, gas cooking and heating, oversized cavity area for fridge
- Central position to access Rouse Hill Town Centre/Metro, Rouse Hill Village, Stanhope Shopping Village, Blacktown Leisure Centre and a selection of

3 2 2 555 m2

Price	SOLD for \$1,265,000
Property Type	Residential
Property ID	79
Land Area	555 m2

Agent Details

Julie Lepagier - 0427502730

Office Details

Lepage Property
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public and private schools, childcare centres, Ettamogah Pub and more

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

- 50m to bus service
- 2.2km to Metro/Rouse Hill Town Centre
- 7 min walk to Kellyville Ridge Primary School
- 3.2km to Stanhope Shopping Village
- 3.2km to Blacktown Leisure and Tennis Centre
- 7 min walk to John XXIII Catholic Primary School
- 10 min walk to St Marks Catholic College
- 10 min walk to Connor Greasby Park

Enjoy the elegant garden setting, generous living spaces and brilliant location. Call Julie Lepagier on 0427 502 730 for more information. Lic: 1158150

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