



9 Peppin St, Rouse Hill



Walk to Rouse Hill Metro!

Location, Location, Location. Easy low maintenance living blended with amazing convenience to all the essentials - Metro, City & local bus service, Rouse Hill Town Centre plus Ironbark Ridge Primary School/ Rouse Hill High School/Our Lady of Angels and future hospital. Approximately 4 years young, this Eden Brae gem is filled with quality inclusions. Positioned 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 sophisticated home provides quality inclusions, prime location and community facilities:

- 3 bedrooms each with robes, master with elegant ensuite, WIR and balcony
- Chef's kitchen with stone benchtop with stainless steel appliances and gas cooking
- Free-flowing open plan living quarters spilling onto undercover alfresco space
- Upstairs study nook or retreat zone
- Single automated garage with internal access plus driveway can cater for a 2nd vehicle
- Welcoming established gardens at entry coupled with low maintenance back yard

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Price	SOLD for \$1,220,000
Property Type	Residential
Property ID	95
Land Area	180 m2

Agent Details

Julie Lepagier - 0427502730

Office Details

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

- Additional features include: ducted reverse cycle air-conditioning, alarm, gas cooking, downlights, ceiling fans, plantation shutters, combination of plush carpet and stylish floating floorboards, fibre optic internet access
- Access to community facilities which include: inground pool, tennis court, basketball court, kids play area, clubhouse
- 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
- 15 mins walk to Rouse Hill High School/ Our Lady of Angels Primary School
- Potential rental return \$620-\$640 week
- Rates approx. \$350/qtr
- Water rates approx. \$300/qtr
- Community levy approx \$170/qtr

Ideally suited to first home buyers, young families and investors which will benefit from this low maintenance property, great community facilities and at the same time appreciating the benefits of its super convenient location. 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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