

**10 Grandiflora Street, Rouse Hill, NSW 2155**



**House For Sale**

Wednesday, 8 May 2024

10 Grandiflora Street, Rouse Hill, NSW 2155

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Daniel Sarzano  
0415647472



Ryan Charker  
0499399339

**\$1,660,000 - \$1,700,000**

Step into luxury living in the highly sought after 'New Rouse Hill Estate' with this stunning double-story family home. Boasting boutique charm and exquisite design, every corner exudes elegance and comfort, making it the perfect haven for family life and entertaining. - Spacious formal lounge or media room offers versatility as a potential fourth bedroom, catering perfectly to growing families or accommodating guests.- Sunlit open-plan family and meals area seamlessly merges indoor and outdoor living through stacker doors, ideal for hosting gatherings or relaxing with loved ones.- The heart of the home, featuring Caesar stone benchtops, a breakfast bar, and top-of-the-line stainless steel appliances, promising to elevate your culinary experience.- Three beautifully appointed bedrooms upstairs, including a luxurious master retreat complete with a walk-in robe and private ensuite, offering a tranquil sanctuary for relaxation.- Convenient study area or children's TV space adds functionality to the layout, catering perfectly to the demands of modern family life.- Enjoy modern comforts at every turn, with amenities such as split system air conditioning, gas appliances, an alarm system with video intercom, and a remote lock-up garage with internal access, ensuring both convenience and security.- Step outside and discover your own private oasis in the low-maintenance backyard, featuring a spacious alfresco area, perfect for alfresco dining or entertaining under the stars.- Located in the heart of 'New Rouse Hill Estate', enjoy easy access to amenities such as Rouse Hill Town Centre, the Metro train station, buses to the city and Parramatta, as well as prestigious schools including Rouse Hill Primary and High Schools, Our Lady of the Angels, and Iron Bark Ridge.- Residents have exclusive access to a range of community facilities including a pool, tennis court, basketball court, gym, and parks, enriching your lifestyle and leisure options.Location Benefits:- Zoned for Ironbark Ridge Public School (1.9km) and within the catchment for Rouse Hill High School (2km)- Easy access to Rouse Hill Anglican College (2.9km) and Our Lady of the Angels Primary School (2.5km)- Short walk to Rouse Hill Town Centre, dining and entertainment precinct.- (650m)- Rouse Hill Metro train station a short 750m walk, along with city buses & northwest T-way to Parramatta.- Only a 3.7km drive to popular recreational facilities at Blacktown Leisure Centre, Stanhope Gardens