

**107/2-4 Aberdour Avenue, Rouse Hill, NSW 2155**

MANOR

## Unit For Sale

Saturday, 17 February 2024

107/2-4 Aberdour Avenue, Rouse Hill, NSW 2155

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: Unit**



ANTONY GOLEC

0416444530

**\$480,000 - \$520,000**

If you are looking for a modern, sun-drenched apartment, in an enviable location close to all life's amenities, then look no further! This one-bedroom, open plan apartment offers a seamless flow between indoor and outdoor living areas. Positioned in a convenient location within walking distance to Rouse Hill Village Centre, quality local schools, family-friendly parks, City buses and a short drive to Rouse Hill Town Centre, Metro Station and easy access to main arterial roads. Additional features include: \* Sun-drenched living and dining area \* Modern kitchen equipped with gas cooktop, rangehood, built-in oven and ample storage \* Spacious bedroom with built-in robe \* Large family bathroom with separate bath and shower \* Internal laundry \* Undercover balcony entertaining area \* Split system air-conditioning \* Single car space \* Childcare centre, doctors and coffee shop underneath for your convenience \* Large, paved courtyard ideal for family gatherings Location Approximates: \* Northwest Health Medical Centre directly below \* Coffee Shop directly below \* Young Academics Early Learning Centre directly below \* 50m to Rouse Hill Village Shops \* 290m to Connie Lowe Reserve \* 300m to Rouse Hill Takeaway Dining Precinct \* 420m to Rouse Hill Public School \* 750m to The Mean Fiddler \* 950m to Rouse Hill Home Hub \* 1.3km to Rouse Hill Town Centre \* 1.5km to Rouse Hill Metro Station \* 1.2km to Rouse Hill Anglican College \* 1.6km to Rouse Hill Regional Park \* 2.7km to Rouse Hill High School Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.