

143 Sanctuary Dr, Rouse Hill, NSW 2155

House For Sale

Monday, 27 May 2024

143 Sanctuary Dr, Rouse Hill, NSW 2155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 245 m2

Type: House



Julie Lepagier

\$1,300,000 - \$1,360,000

Its highly convenient location means that you can walk to all the essentials – Rouse Hill Metro, Rouse Hill Town Centre, city & district bus service, plus catchment for Ironbark Ridge Primary School. Situated 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. Gas kitchen with stone benchtops, polyurethane cupboards and stainless-steel appliances with an abundance of storage space, all overlooking living spaces and gardens. Versatile light filled open plan living quarters flowing onto dual alfresco living areas and lawns. 3 sizeable bedrooms each with robes, master with chic ensuite and WIR plus balcony. 2nd level retreat/lounge room or covert to 4th bedroom. Modern main bathroom with bath and generous shower. Single automated garage with internal access plus additional space for 2nd vehicle along with sliding gate for security from back lane entry. Generous 245m² land with opportunity for extensive landscaping. Additional features: Split system air-conditioning, gas heating, gas cooking, fibre optic network, ceiling fans, near new wood laminate flooring, roller blinds. Specifics: 12 mins walk to Rouse Hill Metro and bus service. 12 mins walk to Rouse Hill Town Centre. 15 mins walk to Ironbark Ridge Primary School. 20 mins walk to Rouse Hill High School/ Our Lady of Angels Primary School. Potential rental return - \$750 - \$800 per week. Rates approx. \$370/qtr. Water connection rates approx. \$200/qtr. Community levy approx \$160/qtr. Impeccably maintained with quality inclusions, this home has been lovingly cared for and would suit first home buyers, families and investors which will benefit from this easy-care stylish property with its great community facilities along with its convenient location. Call Julie Lepagier (1150158) on 0427 502 730 for further information. All email enquiries need to specify a contact number to gain a response. LePage Property is a COVID Safe organisation and ask that prospective buyers refrain from attending inspections if you are showing any symptoms or tested positive to covid. “ LePage Property provide information which is understood to be accurate and true yet take no responsibility and disclaim all liability for any errors, inaccuracies and misstatements. It is the purchasers, vendors and general public’s responsibility to source their own information and rely on their own research for accuracy prior to engaging in a contract of sale or other.”