

18 Aberdour Avenue, Rouse Hill, NSW 2155



House For Sale

Thursday, 16 May 2024

18 Aberdour Avenue, Rouse Hill, NSW 2155

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 450 m2

Type: House



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Expressions Of Interest

This perfectly located, four-bedroom family home is well presented and located just a short stroll to the local primary school and village shopping centre, with bus transport and park literally at your doorstep. • Tiled entry foyer that opens to a carpeted L-shape lounge and dining room with direct access to the kitchen. • The functional kitchen with breakfast bar features a gas cooktop with rangehood, an electric under bench oven and Bosch dishwasher. • Second tiled living/dining space off the kitchen that opens to the backyard, with a gas bayonet for heating. • Four generous bedrooms all with mirrored sliding built-in robes, one bedroom with hybrid timber flooring. • Family bathroom with convenient separate toilet. • Covered pergola entertaining area overlooking the level and private backyard. • Single auto garage with drive-thru access to the backyard, plus wide side access to a paved space, ideal to store a trailer or boat. • New Daikin ducted air conditioning with remote functionality. • Blockout shutters to all bedrooms, living room and dining room. • LED downlights, NBN connection. • Centrally located, this home is in close proximity to amenities such as (distances are an approximation using Google maps): o 60m walk to bus transport on Aberdour Ave o 60m walk to Aberdour Ave Village Reserve o 210m walk to Rouse Hill Public Primary School o 230m walk to Rouse Hill IGA Shopping Village o 500m walk to Connie Lowe Reserve (dog park) o 600m walk to ALDI supermarket o 1.1km walk/drive to the future Rouse Hill hospital o 1.8km walk/drive to Rouse Hill Metro Station o 1.8km walk/drive to Rouse Hill Town Centre If you're looking to break into the Rouse Hill market and want a free-standing home, this one should tick all the boxes. It will appeal to young families, investors and downsizers alike. Disclaimer: Information provided in this advertisement is a guide only and collated with all due care via reputable sources, yet it is not a guarantee of accuracy or completeness. We accept no responsibility for the information provided and encourage interested parties to make their own inquiries and observations. No warranty can be given either by the vendor or agency/agents.