

# 20 Augusta Court, Rouse Hill, NSW 2155



## Sold House

Thursday, 29 February 2024

20 Augusta Court, Rouse Hill, NSW 2155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



James Holvander  
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**\$1,660,000**

Single level living doesn't get any better than this! In the eye of a pristine cul-de-sac surrounded by house proud neighbours sits this attractive home that has been lovingly cared for and maintained. With valuable side access it's perfect if you have a boat, van or trailer to accommodate. • Step into the tiled entry foyer and you can immediately tell this is a home that is presented beautifully with a serene atmosphere. • Elegant formal living area, bathed in natural light commands a view over the rose gardens and a tiled dining area overlooking the backyard. • The tidy kitchen with gas cooking is at the hub of the home that is bright and welcoming. It features a large breakfast bar that overlooks the family/meals space and out towards the entertaining area. • Be charmed by the separate rumpus with gas bayonet for heating. • Master bedroom with walk-in robe and ensuite bathroom features a ceiling fan for those balmy evenings. • Three other bedrooms, all with robes share a spotless main bathroom and there is a bonus third toilet for added convenience. • The outdoors will certainly beckon from this home with a generous pitched pergola with gas bayonet for your BBQ, overlooking the level yard that is lush and private. • Clothesline and shed are tucked away at the rear of the home, making entertaining additionally pleasant. • The auto double garage has internal access as well as access directly to the pergola. • Wide driveway with side access, ideal to park a third vehicle, caravan, boat or trailer, or additional parking for guests • Creature comforts include ducted air and alarm. • Centrally located, this home is positioned just a short stroll to amenities such as (distances an approximation using Google maps): o 450m walk to bus transport on Clower Aveo 600m walk to William Harvey Reserveo 750m walk to Hills Centenary Playing Fieldso 1km walk to Rouse Hill Public Primary Schoolo 1.1km walk to Rouse Hill IGA Shopping Village with cafes, restaurants, and services.o 1km drive to the future Rouse Hill Public Hospitalo 1.1km drive to Rouse Hill Town Centre & Metro Station o 1.3km walk/drive to Our Lady of the Angels Catholic Primary SchoolIf you genuinely seek a home in an idyllic position, walking distance to schools, parks and transport, and just a couple of minutes from the Rouse Hill Town Centre and Metro Station, we urge not to miss this opportunity to secure you slice of tranquility.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.