

**22 Greygum Ave, Rouse Hill, NSW 2155**



**House For Sale**

Wednesday, 22 November 2023

22 Greygum Ave, Rouse Hill, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Expressions Of Interest

You will enjoy this whisper quiet location that is a pleasant walking distance to the local primary school, IGA shopping village, bus transport and parklands. The home well-presented and practical, with no carpet throughout, making it low maintenance and ideal for allergy sufferers. Features:

- Lounge room introducing floating timber floors that flow up the stairs to the entire upper level.
- Neat and tidy kitchen with gas cooktop, Bosch dishwasher and generous pantry overlooking the level backyard, so you can keep an eye on the kids as they play.
- Tiled and open plan meals/family area that could be configured a number of versatile ways depending on your lifestyle with gas outlet for heating.
- Four good sized bedrooms upstairs with built-in robes, bedroom 2 with mirrored sliding robes.
- The master bedroom has its own ensuite, while the main bathroom with neutral tones services the other three bedrooms.
- Convenient third toilet downstairs.
- Auto double lock up garage with internal access.
- Ducted air, blinds throughout, and double door linen storage and under stair storage available.
- The pitched pergola overlooks the perfectly level rear yard with room for a trampoline for the kids, and there is good side access available if needed.
- Handy location with access to amenities such as (distances an approximation using Google maps):
  - o 450m walk to Rouse Hill Public School
  - o 550m walk to Connie Lowe Reserve (dog park)
  - o 750m walk to Guardian Child Care Centre
  - o 850m walk to Rouse Hill IGA Shopping Village
  - o 1.1km walk to ALDI Rouse Hill
  - o 1.6km walk/2km drive to the future Rouse Hill Public Hospital
  - o 2.2km walk/2.8km drive to Rouse Hill Town Centre & Metro Station

This is a fantastic opportunity for first home buyers, young professionals or savvy investors to secure property in the increasingly popular Rouse Hill with the vibrant Town Centre and Metro Station within easy distance. 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.