

22 Harvard Circuit, Rouse Hill, NSW 2155



Sold House

Wednesday, 31 January 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 897 m2

Type: House



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\$1,700,000

Warm and inviting, this fantastic single level home, occupies a generous block with established gardens and surrounds. The seamless flow between the versatile living areas will attract those who value privacy and love to entertain. Set in the ever-popular Highlands Ridge and with Maria Iori Park and Reserve right next door, this is an exciting proposition for young families. Features:

- Tiled entry foyer with access to the garage and master suite.
- Spacious tiled living area opening to a pitched pergola which overlooks the backyard and towards the pool beyond.
- Gourmet kitchen with stone benchtops, gas cooking, wall oven, dishwasher and abundant storage including two walk-in pantries.
- Casual dining zone adjacent to the kitchen with a skylight adding plenty of natural light.
- Huge open plan family/rumpus room that is versatile and can be configured to suit your family's lifestyle. It opens to a secondary covered outdoor area.
- Generous sized master bedroom with elegant pendant lighting, a fitted walk-in robe, ceiling fan and its own ensuite.
- Three other bedrooms with built-in robes that share a family bathroom with corner bath.
- The expansive and lush backyard hosts a solar heated inground pool, offering hours of fun for the family.
- Double remote drive through garage with internal access plus additional workshop area.
- Separate garden shed for storage or ideal for the home hobbyist.
- Laundry with a 3rd toilet that offers convenient access from the pool area.
- Ducted air throughout, solar panels and 2 x internal gas outlets.
- Handy location with access to amenities such as (distances an approximation using Google maps):
 - o 290m walk to bus transport on Milford Drive
 - o 2.4km drive to Rouse Hill Public School
 - o 2.5km drive to Rouse Hill IGA Shopping Village
 - o 2.5km to Rouse Hill ALDI supermarket
 - o 2.7km drive to Our Lady of the Angels Primary School (co-ed K-6)
 - o 2.9km drive to Rouse Hill High School
 - o 3.0km drive to the future Rouse Hill Public Hospital
 - o 3.2km to Rouse Hill Anglican College (co-ed K-12)
 - o 3.7km drive to Rouse Hill Town Centre & Metro Station

Offering a magnificent lifestyle that is enhanced by Maria Iori Park on your doorstep. Your family will enjoy the wide-open space with room to run about and kick a ball, and the pleasant walking tracks for evening strolls.

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.