

22 Scribblygum Cct, Rouse Hill, NSW 2155



Sold House

Friday, 29 September 2023

22 Scribblygum Cct, Rouse Hill, NSW 2155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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\$1,650,000

Peacefully nestled in a quiet crescent, an easy stroll to the local school lies this generously proportioned home, with oversized dimensions and a practical floorplan for the growing family. Featuring:

- From the tiled entry foyer step down into the plush, carpeted formal lounge and dining spaces, both with elegant bay windows and from the dining you have direct access to the kitchen.
- With gas cooking, dishwasher and loads of storage the kitchen lies at the heart of the home. It features a long breakfast bar that overlooks the large family/meals zone.
- A separate solarium style rumpus room flows from here, and features access to the outdoor entertaining area and provides that much sought after second living room.
- The master bedroom is cavernous and comfortable with a walk-in robe and tidy ensuite.
- A separate wing houses the three remaining bedrooms that are easily queen sized with good robe space. A cavity sliding door enables you to close off this space to minimize noise, which families with young ones will appreciate. The main bathroom is located in this wing and is of a convenient 3-way design with a corner spa bath.
- As well as the four bedrooms the home boasts a dedicated study, perfect for working from home.
- Double auto garage with internal access and backyard access.
- The entertaining patio is private and accessible from the family room and the rumpus. There is level grassy yard for the kids and pets to enjoy.
- Split system air conditioning, and two interior gas outlets.
- The home has been refreshed with new LED downlights and has been recently re-carpeted and painted.
- The location is so convenient to amenities (distances are approximations using Google maps):
 - 550m to Rouse Hill Public School
 - 550m to bus transport on Clower Ave
 - 600m to Connie Lowe Reserve (dog park)
 - 900m to Rouse Hill Shopping Village
 - 2km to the future Rouse Hill Hospital that the NSW State Government is committed to commencing, with an additional \$400 million added to the budget. It will be the first adult public hospital to be built in Western Sydney in more than 40 years.
 - 2.6km to Rouse Hill Metro & Town Centre

Run, don't walk if you've been looking for a spacious single level in a prime location, that offers serenity coupled with convenience. 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.