

**27/93 Caddies Boulevard, Rouse Hill, NSW 2155**



**Sold Apartment**

Friday, 11 August 2023

27/93 Caddies Boulevard, Rouse Hill, NSW 2155

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 153 m2**

**Type: Apartment**



Daniel Llamas  
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**\$685,000**

Sold By Daniel Llamas-----Oversized Apartment With Huge 45m2 Balcony Presenting a generously sized two-bedroom apartment with tranquil leafy vistas, this residence excels in both space and elegance. With premium inclusions and a convenient Rouse Hill lifestyle, this is an opportunity not to be overlooked. Upon entering, you'll be greeted by a spacious and pristine ambiance, featuring a seamless floor plan adorned with sleek tile flooring. The gourmet kitchen is complete with a stone island bench, abundant storage, and sweeping views of the dining and living areas. Flowing seamlessly, the oversized 45m2 balcony wraps around the entire apartment, offering a serene and leafy atmosphere for all hours of the day. The apartment comprises two spacious bedrooms, including a tastefully appointed walk in robe with an oversized ensuite featuring floor-to-ceiling tiles. The apartment's ample floor plan presents the ideal option of converting one bedroom into a study, catering to the work-from-home lifestyle. Residents of this complex can enjoy the central location to walking trails, shopping complexes, transportation, parks, and recreational facilities, making it the cherry on top of this exceptional opportunity. 2 Bed 2 Bath 1 Car | 153m2 floor area- Access to huge balcony lounge and bedroom 2- Sleek tiles, carpet to bedrooms, and downlights throughout- Gas kitchen with glass splashback- Gas heating points & reverse cycle ducted air conditioning- Ironbark Ridge Public School & Rouse Hill High School Catchment Location Benefits- 50m to Caddies Boulevard lake & walking trail- 50m to Leisure Square- 200m to Rouse Hill Town Centre- 400m to Rouse Hill Metro- Walk to Ironbark Ridge Public School Opportunities like this are rare, so don't hesitate to contact Daniel Llamas for more information or to submit your offer today! Reach out at 0421 908 736 or [d.llamas@raywhite.com](mailto:d.llamas@raywhite.com).