

**30 Caballo Street, Beaumont Hills, NSW 2155**



**Sold House**

Saturday, 17 February 2024

30 Caballo Street, Beaumont Hills, NSW 2155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 202 m2**

**Type: House**



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**\$1,385,000**

Tucked away in a popular estate, this family-friendly haven comes with a long list of lifestyle amenities! Close to schools and walking distance to reserves, the home rests in a secluded spot where you'll experience the joys of waking up to the sounds of the birds in the trees! Surrounded by easy-care tropical gardens, this high set contemporary home invites you inside revealing a sunlit sitting room that overlooks the garden. Follow the Blackbutt timber flooring down the hall to discover an open plan sunken lounge/dining room and a modern kitchen packed with quality appliances, a butler's pantry, stone benchtops and glass splashbacks. Flanking the living areas is a timber deck and covered alfresco area - fire up the Weber on the alfresco for a casual Friday night dinner in the breeze, or relax on the deck with a good book and your drink of choice! Ascend the staircase to the upper floor where a master suite awaits, a private sanctuary showcasing a deluxe ensuite and a walk-in robe. A further 2 bedrooms with built-in robes are also located on this floor and share a family size bathroom with bath, shower and a separate toilet. As a resident of the Ironbark Ridge Community, you and your family will have exclusive use of the resort-style amenities which include 2 swimming pools, tennis courts, barbeque facilities and a community hall. At your doorstep lies acres of reserves, playgrounds and walking trails that are perfect for exploring on foot, on your bike or scooter! The kids can walk safely to school with Ironbark Ridge Public School and Rouse Hill High School directly across the road, whilst a shortcut through a beautiful park and lake allows you to reach Rouse Hill Shopping Centre and Metro in under 10-minutes! This is a rare opportunity to secure all the luxuries of a home without all the maintenance, where kids young and old can immerse themselves in a laidback lifestyle with plenty to keep them entertained! Inspection is a must! Key Attributes- 3 bedroom, 2 bathroom contemporary home in a quiet & leafy street- Modern kitchen with stone benchtops, butler's pantry & quality appliances- Master bedroom with ensuite & WIR, further 2 bedrooms with BIR- Large family bathroom with separate toilet, powder room on the ground floor- Study nook, Samsung ducted A/C, CCTV & a 6kW solar system- Dual street access, tandem lock-up garage + Under House Mancave- Ironbark Ridge Public School & Rouse Hill High School across the road- Short stroll to Rouse Hill shops & Metro, parks, reserves & playgrounds- Resort-style amenities including 2 swimming pools, tennis court & barbeque facilities- Sizeable family-friendly living without all the maintenance!