

**30 Milford Drive, Rouse Hill, NSW 2155**



**Sold House**

Saturday, 19 August 2023

30 Milford Drive, Rouse Hill, NSW 2155

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



James Holvander  
0411330208

**\$1,724,000**

\*\*\* Sold via a Section 66W Certificate, no cooling-off period for the vendor\*\*\*Boasting an elevated position, this great family home offers expansive open plan living, coupled with a quality outdoor alfresco space ideal for relaxing and entertaining. Featuring:

- Freshly painted and with new timber flooring, plantation shutters and downlights this home exudes elegance.
- The functional floor plan offers two, versatile living and dining spaces, making it conducive to comfortable family living.
- The neutral kitchen boasts ample storage, and stainless-steel appliances including a gas cooktop and dishwasher. The generous breakfast bar is ideal for meal preparation and casual dining, and the view towards the backyard means you can keep an eye on the little ones.
- Parents will embrace the spacious master bedroom that features a private ensuite, walk-in robe, and an additional built-in robe. Sliding doors open to a covered verandah overlooking the backyard and gardens offering a pleasant aspect.
- 3 other bedrooms all feature mirrored, sliding built-in robes and share a tidy main bathroom, and the laundry features a 3rd toilet.
- The property also features a bonus study which could potentially be a 5th bedroom.
- The casual living area flows out onto the large covered pergola with gas outlet for your BBQ. From this vantage point you can watch the kids and pets play on the neatly manicured lawn.
- Alongside the double automatic garage, the property also features wide side access and generous driveway parking for additional vehicles, trailers, caravans and the like.
- Year-round comfort is assured with ducted air conditioning throughout.
- Zoned R3 residential.
- This convenient location is within easy proximity to amenities (measures are approximations):- 200m walk to bus transport on Milford Drive- 400m walk to Caddies Creek Reserve and walking track- 750m walk to Hills Centenary Park- 900m walk/1.8km drive to Rouse Hill Public School- 1.5km walk to Our Lady of the Angels Catholic Primary School- 1.5km walk to Rouse Hill High School- 1.5km walk to Rouse Hill Village Shopping Centre- 1.9km walk to future Rouse Hill Hospital- 1.9km walk to the Rouse Hill Metro Station and Town Centre

This home is the complete package, offering exceptional entertaining options and family sized dimensions. It offers a comfortable and convenient family lifestyle, with access to schools, transport, and amenities at your door.

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.