

**35 Grassland Street, Rouse Hill, NSW 2155**



**House For Sale**

Friday, 5 April 2024

35 Grassland Street, Rouse Hill, NSW 2155

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Rod Nolan  
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Theresa Scholtz  
0296271011

## For Sale

Rod and Theresa from Ray White Nolan & Iken are pleased to present: Imagine having a refreshing dip in the pool or a quick game of tennis before getting ready for work. Imagine leaving your modern home and taking a short stroll to the Metro station, or walking the kids to and from school every day. Imagine being one train stop away from a major regional shopping centre, and close to a state-of-the-art upcoming hospital. Imagine having a comfy living space for your car, but never actually having the need to use it. Imagine the perfect life.

**Downstairs features:** Front entry with void ceiling, timber floors, and decorative staircase; Formal lounge/4th bedroom with sliding door access to the front garden; Bathroom with shower, mirrored medicine cabinet, vanity and toilet; Open plan family and dining area off the kitchen, with double sliding doors; Laundry; Under-stairs storage.

**Kitchen:** Central island, soft-close drawers and doors, 900mm SMEG gas cooktop with extractor, oven, dishwasher, pantry cupboard, walk-in pantry.

**Upstairs features:** Rumpus with study nook and storage cabinets; Three bedrooms, two with fitted built-in wardrobes, the main with his and hers walk-in wardrobe; Main bedroom has a private ensuite with vanity, shower and toilet; Family bathroom with vanity, bath, shower, toilet and cabinets.

**Outdoor features:** Courtyard garden with deck; Clotheline; Tiled entertainment area with gas connection. Double automated garage, with door to the courtyard and rear lane access.

**Additional features:** Downlights, stepped cornices, floorboards and carpets throughout, blinds, 2-zoned reverse cycle ducted air conditioning, NBN connectivity. Currently tenanted at \$680 per week, out of lease; Potential rental income of \$750 - \$800 per week.

**School catchment:** Walk to Tallawong Public School; 350m to Rouse Hill Anglican College; 4.3km to Riverstone High School. Close to a selection of quality private schools. Visit <https://education.nsw.gov.au/school-finder> for more information.

**Location highlights:** Transport: Access to local bus services; 650m to the Metro train station. 4.5km to Schofields Station. Shopping: Hop on the Metro to Rouse Hill Town Centre, Castle Towers, Macquarie Centre and everything in between. Parks and playgrounds: Community recreation available across the road.

Contact the agents: Rod Nolan at 0416 120 224, Theresa Scholtz at 0450 522 811.

**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy, and do no more than pass it on. Any interested persons should rely on their own enquiries.