

38 Patriot Place, Rouse Hill, NSW 2155



House For Sale

Tuesday, 12 March 2024

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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5 Bedder on 600m2 Block with Pool

Escape the everyday hustle and bustle and come home to your very own sanctuary in the heart of Rouse Hill. Nestled in a popular cul-de-sac, this home offers tasteful, high end interior finishes, coupled with a flawless exterior. Manicured to perfection, the alfresco and pool are resort quality, and the fantastic side access will appeal to those who love their toys.

- Fully renovated and tastefully appointed this home exudes luxury. The attention to detail exhibited in this makeover will impress even the most finicky of buyers.
- Two lounge spaces make this home conducive to comfortable family living with contemporary, easy-care flooring flowing throughout.
- Stunning kitchen with a timeless appeal, featuring shaker style cabinetry and quality appliances including a gas cooktop and dishwasher.
- Plush master suite with a walk-in robe, pendant lighting and an inviting ensuite, refreshed in modern, muted tones and featuring a stone top vanity.
- Three other bedrooms delightfully styled to appeal to the youngsters, with ceiling fans and built-in robes.
- The versatile home office/playroom/bedroom 5 can be utilised to best suit your family's needs, with sliding bi-fold doors creating privacy.
- The main bathroom is sophisticated and will cater for families with ease. It features plantation shutters, and a stone top vanity, and presentation is pristine.
- Venture out back to the quality alfresco entertaining area complete with built-in fridge with sink, ceiling fans, dimmable lights and automated blinds. You will immediately feel relaxed and ready to invite the family and friends over for a BBQ. The kids can run about on the level emerald lawn, serviced by pop up irrigation, or take a dip in the magnesium inground pool with electric heating.
- Auto double garage with internal access, plus a secure carport for a third vehicle, boat, trailer or van.
- 2 x garden sheds for added storage.
- Ducted air, solar panels.
- The lights in the main living areas and the pendant lights in the bedroom are all Pixie "smart lights" being that they are controlled both via a wall switch and on the Pixie app. They are also dimmable.

Centrally located, this home is positioned just a short stroll to amenities such as (distances an approximation using Google maps):

- 450m walk to Caddies Creek Reserve
- 600m walk to bus transport on Milford Drive
- 1.4km walk/drive to Hills Centenary Playing Field
- 1.6km walk/drive to Our Lady of the Angels Catholic Primary School
- 1.8km walk/drive to Rouse Hill High School
- 2.1km drive to Rouse Hill Public Primary School
- 2.3km walk to Rouse Hill IGA Shopping Village with cafes, restaurants, and services.
- 2.3km drive to the future Rouse Hill Public Hospital
- 2.5km drive to Rouse Hill Town Centre & Metro Station

We're confident this is a home with broad appeal, and the superior quality of the finishes and the first class presentation will be well received. 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.