

**39 Harvard Circuit, Rouse Hill, NSW 2155**



**House For Sale**

Friday, 3 May 2024

39 Harvard Circuit, Rouse Hill, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 651 m2**

**Type: House**



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## **AUCTION - Guide \$1,700,000**

Nestled in an exclusive part of Rouse Hill, this grand residence will appeal to all in the market for a premier family home - Welcome to 39 Harvard. Beautifully presented and complete with refurbished interiors, this charming abode offers the perfect blend of the eye-pleasing and the functional. Featuring quality fixtures and fittings, an expansive, open floor plan with a seamless indoor/outdoor lifestyle that will accommodate all your everyday living and weekend entertaining with ease. Features:

- 651.6 sqm of premier Rouse Hill real-estate
- Property frontage offering a North-West aspect
- Four well-proportioned bedrooms with built-in wardrobes; grand master bedroom complete with his and hers wardrobe and ensuite featuring dual basin vanity, built-in bath, shower and toilet
- Study/home office or potential fifth bedroom located on the ground floor
- Contemporary kitchen with premium appliances, and abundant preparation and storage space
- Multiple formal and everyday living and dining areas including rumpus room
- Two modern bathrooms, main with dual basin vanity, free-standing bath, frameless shower and separate toilet
- Ground floor guest powder room
- Well-appointed internal laundry for all linen work and storage with internal access to backyard
- Extensive, paved outdoor entertaining area with a pitched pergola and patio, perfect for entertaining
- Manicured gardens, private and level backyard offering Hills District views
- Double automatic lock-up garage
- Additional features: A combination of ducted and split system air-conditioning, ducted vacuum, natural gas heating, solar power system and security alarm

Perfectly positioned to offer convenience at your doorstep, this property boasts proximity to city/district buses, local schooling such as Our Lady of the Angels Primary, Rouse Hill Public, and Rouse Hill High School, as well as scenic parks, reserves, and recreational trails. With Rouse Hill Town Centre and Rouse Hill Metro just moments away, this residence promises a lifestyle of unparalleled ease and accessibility. For those in search of a truly exceptional home and lifestyle, this property presents an opportunity not to be missed. For further details, please contact Tyler Odgers at 0432 528 511.