

# 4 Pelligrino Grove, Rouse Hill, NSW 2155



## Sold House

Saturday, 2 September 2023

4 Pelligrino Grove, Rouse Hill, NSW 2155

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 872 m2

Type: House



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**\$2,230,000**

This superior family home offers the perfect blend of indoor-outdoor living. Peacefully nestled in a blue-ribbon cul-de-sac the North facing, resort style backyard features an uninterrupted bushland vista. The versatile floorplan boasts multiple light-filled living zones, with tasteful renovations throughout. This well-appointed property will appeal to the discerning buyer who aspires to the finest lifestyle. Defining attributes include:

- Gated entry, providing privacy and security.
- Flexible living zones that include a media room, that can be closed off with bi-fold doors for family movie nights.
- Step down into open plan casual living overlooking the backyard with zones to be configured for meals or sitting space, such is the flexibility of the floor plan.
- The gourmet kitchen lies at the heart of the home and features Caesarstone benchtops, mirror splashback and plenty of storage. Stainless steel appliances include a dishwasher and gas cooktop.
- A separate rumpus features stackable bi-fold doors that glide open to the generous alfresco where you can entertain in style with a gas outlet for your BBQ and a wall mounted TV so you never miss a game! With an outdoor heater, ceiling fan and automatic blinds this is a comfortable space year-round.
- The lower level also features a fitted home office with storage and two desks, great for working from home or for the kids to do their homework in a dedicated space.
- The fifth bedroom downstairs has easy access to the beautifully renovated powder room and could be used for guests or as a multi-purpose living space.
- A modern staircase with elegant light fixture leads to an upstairs rumpus room/teenage retreat with skylight and built-in storage. The four sumptuous bedrooms, all boast with ceiling fans and the two rear facing bedrooms feature automatic block out shutters.
- An oversized master suite enjoys the luxury of his and her walk-in wardrobes and a spectacular ensuite with a double vanity.
- A stunning bathroom which includes a free-standing tub serves the other three bedrooms.
- The double auto garage also has a workshop area at the rear with a roller door providing drive-through access to an uncovered patio space. Here you could store a boat or trailer or even 3rd vehicle. In addition, there is a large garden shed discretely tucked away in the corner of the backyard.
- The beautifully designed and perfectly landscaped backyard has it all! There is plenty of lush grass for the kids and family pets to enjoy plus a sparkling, salt water inground pool just in time for summer. The private bushland backdrop is stunning, and you feel far removed from suburbia, as you as you relax in your cabana and soak up the serenity.
- Naturally the home comes with ducted air conditioning, security alarm and is finished with plantation shutters.
- This convenient location is within easy proximity to amenities (measures are approximations from Google maps):- 100m to Caddies Creek Reserve and walking track- 450m walk to bus transport on Milford Drive- 1.8km walk/2.4km drive to Rouse Hill Public School- 2.6km drive to Rouse Hill Village Shopping Centre- 2.7km drive to Our Lady of the Angels Catholic Primary School- 2.8km drive to Rouse Hill High School- 3.1km drive to future Rouse Hill Hospital- 3.3km drive to Rouse Hill Anglican College- 3.7km drive to the Rouse Hill Metro Station and Town Centre

This home offers an idyllic lifestyle, just moments to parks, reserves and walking and cycling tracks. Yet it's also in close proximity to Rouse Hill's fantastic amenities including local schools, transport, and it's moments to Rouse Hill Town Centre and the Metro rail. If you are in the market for a statement home, that blends sophistication and style with convenience and quiet this one's for you. 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.