

**4 Rivergum Way, Rouse Hill, NSW 2155**



**House For Sale**

Monday, 29 April 2024

4 Rivergum Way, Rouse Hill, NSW 2155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 550 m2**

**Type: House**



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## Expressions Of Interest

With light filled interiors and generous outdoor entertaining facilities, this warm and welcoming will be embraced by families and downsizers alike. • With two distinct and versatile living spaces, there is room for occupants to spread out and enjoy their own space. • The spacious, open plan casual living zone is what all families crave, with the kitchen central to the dining atrium and lounge area. • The upgraded kitchen is finished in neutral tones and boasts gas cooking and a walk-in pantry. The generous breakfast bar will be appreciated for the space it provides for meal preparation and for informal meals. • The master bedroom features a walk-in robe and beautifully renovated ensuite in a timeless colour palette. • Two other bedrooms with built-in robes share a renovated main bathroom with a separate toilet, and there is also a study/potential 4th bedroom on offer. • Outback you will find an entertainer's haven, with a large, covered deck and adjacent pergola, providing space for family gatherings and children's parties. The pizza oven will assist with catering and is a welcome addition to the space. • The backyard is level and there is ample grassy yard for kids or pets to enjoy. • As well as the double garage with internal and drive through access, there is a very large garden shed for additional storage. • The home also features ducted air and solar panels. • Centrally located, this home is in close proximity to amenities such as (distances are an approximation using Google maps): • 240m walk to Rouse Hill Public Primary School • 240m walk to bus transport on Clower Ave • 800m walk to Rouse Hill IGA Shopping Village • 850m walk to Connie Lowe Reserve (dog park) • 1.2km walk to ALDI supermarket • 2.4km walk/drive to Rouse Hill Metro Station • 2.4km walk/drive to Rouse Hill Town Centre This convenience of this prime location cannot be overstated, and you will enjoy all the amenities Rouse Hill has to offer at your fingertips, including medical and dental services, and an array of restaurants and cafes. 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.