

**42/97 Caddies Boulevard, Rouse Hill, NSW 2155**



**Sold Apartment**

Friday, 18 August 2023

42/97 Caddies Boulevard, Rouse Hill, NSW 2155

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



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**\$805,000**

Situated in the vibrant core of the much-desired Rouse Hill neighbourhood, this exquisite abode presents an impeccable fusion of modern aesthetics and effortless living. Part of Rouse Hills Lake Promenade development, this superb resort-style complex is not to be missed. Within, an open-plan living and dining area bathed in the gentle glow of downlights invites you to explore the art of seamless entertaining. Expanding your possibilities, the living space gracefully connects to an outdoor balcony - an extension of your indoor world, perfect for gatherings. Continue your journey outdoors to a private terrace, a haven of tranquillity, and the ideal spot for alfresco dining and moments of relaxation. The modern kitchen stands ready to elevate your culinary endeavours, boasting high-end appliances that promise a feast for the senses. Natural light dances throughout the spacious 2-bedroom layout adorned with built-in robes, creating an inviting retreat where opulence finds its home. The stylish bathrooms, adorned with sleek fixtures and refined finishes, offer a sanctuary of sophistication. With secure parking accommodating two vehicles, your peace of mind is assured. Additionally, a dedicated storage cage in the basement adds a touch of practicality to your daily routine. Nestled in the heart of a vibrant community, this apartment offers more than just a residence; it offers a lifestyle. With shopping centres, schools & parks just moments away, you'll relish in the convenience of shopping, dining, and recreation options. Whether you're a growing family, a savvy investor, or someone seeking the perfect blend of convenience and comfort, 42/97 Caddies Boulevard is the ideal property for you.

**Property Features:-** Spacious 2-bedroom layout with BIR(s) & abundant natural light- Open plan living and dining area for seamless entertaining- Stylish bathrooms with sleek fixtures and finishes- Gourmet kitchen featuring stainless steel appliances - gas cooking, microwave & dishwasher- Downlights throughout- Private outdoor terrace, ideal for alfresco dining and relaxation- Wrap around balcony with district/lake views- Separate laundry- Ducted Air Conditioning- Intercom- 2 x Basement parking spaces & lift access- Storage Case Included

**Location Highlights**

**Transportation:-** Rouse Hill Metro Station (700m)- Rouse Hill Dr at Civic Highway Bus Stop (300m)

**Local School Catchments:-** Ironbark Ridge Public School (0.6km)- Rouse Hill High School (0.6km)

**Shopping:-** Rouse Hill Town Centre (200m)- Castle Towers (10km)

**Disclaimer :** All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.