

**49 Bella Parade, Rouse Hill, NSW 2155**



**Townhouse For Sale**

Friday, 24 May 2024

49 Bella Parade, Rouse Hill, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Jack Ho  
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## Just Listed

This modern terrace-style home offers contemporary living at its finest. Step into the luminous combined living and dining area, boasting high ceilings and seamless floor-to-ceiling glass sliding doors that blend the indoor and outdoor living. Natural light floods the space through a grand skylight, complemented by the convenience of ducted air conditioning for year-round comfort. The sleek kitchen is a culinary delight, featuring full electric cooking facilities, a dishwasher for easy cleanup, and stone benchtops extending onto a spacious island with double sinks and a breakfast bar, perfect for casual dining. Retreat to one of the four generously proportioned bedrooms, each adorned with large windows and ducted air conditioning, providing a serene sanctuary for relaxation. Three are complete with mirrored built-in robe including the master bedroom which also boasts a private modern ensuite for added luxury. Outside, the low-maintenance backyard offers a private retreat, predominantly paved with a small grass area and bushes, ideal for outdoor entertaining or peaceful moments. Experience contemporary elegance and effortless luxury in this remarkable home. Tucked away on a quiet street, this property boasts a location backdropped by green leafy spaces and convenient amenities. Nature enthusiasts will find themselves in close proximity to parks, offering a serene escape, while a short 5 minutes drive away is the open and lifestyle focused Rouse Hill Town Centre, where you can explore a variety of shops, restaurants, and entertainment options. The property also enjoys excellent connectivity, with Rouse Hill Metro around the corner and a bus stop just 550m away, making commuting a breeze. Falling into the catchment of Tallawong Public School and Riverstone High School, with reputable private schooling nearby. This location truly offers the best of suburban living, complimenting the home's modern design.

**Internal Features-** Expansive and luminous area with high ceilings, floor-to-ceiling glass sliding doors, and a large skylight, perfect for seamless indoor-outdoor living and entertaining. Modern design featuring full electric cooking facilities, dishwasher, stone benchtops extending onto a large island with double sinks and a breakfast bar, ideal for culinary enthusiasts and casual dining. Four generously sized retreats, each equipped with large windows and ducted air conditioning. Three rooms complete with mirrored built-in robes including the master bedroom which also features an ensuite. Two chic upstairs bathrooms with floor-to-ceiling tiles, frameless showers, floating wall-mounted vanities, and a luxurious bathtub in the main bathroom, ensuring a spa-like experience. A convenient powder room downstairs. Additional features of this home include ducted air conditioning, downlights, storage space

**External Features-** Low-maintenance yard is predominantly paved with a small grass area and manicured bushes, offering privacy and tranquility for outdoor leisure and entertainment. Single automatic garage with storage room and internal access.

**Location benefits-** Boolavogue Reserve | 120m (2 min walk) Rouse Hill Town Centre | 2.3km (5 min drive) Rouse Hill Metro | 2.3km (5 min drive) Rouse Hill Village | 1km (15 min walk) Sydney CBD | 44.1km (48 min drive) Bus Stop | 550m (7 min walk) School Catchments Tallawong Public School | 2.3km (5 min drive) Rouse Hill High School | 5.2km (7 min drive) Nearby Schools Our Lady of the Angels Primary | 2.8km (7 min drive) Rouse Hill Anglican School | 800m (11 min walk)