

# 5 Carnoustie St, Rouse Hill, NSW 2155



## Sold House

Thursday, 22 February 2024

5 Carnoustie St, Rouse Hill, NSW 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Julie Lepagier

**\$1,750,000**

Expansive single level dwelling, brimming with an abundance of free-flowing living zones, plus amazingly generous kitchen for entertaining. Add to this the “WOW” factor of the enticing heated saltwater pool and stunning alfresco space immersed in charming, landscaped garden. Offering a brilliant floorplan with flexible living quarters and the opportunity to enhance this gem with your own flair whilst nurturing your asset. Nestled in a desirable pocket, in absolute prime position, neighbouring other house-proud homeowners and walking distance to Metro, Rouse Hill Town Centre, Rouse Hill Primary School, Rouse Hill High School, recreational parks and walking/cycling paths. Accommodation includes: - Magnificent, oversized master bedroom coupled with impressive WIR complete with storage cabinetry and sizeable ensuite with dual basins - Additional 3 bedrooms each with robes and garden vista - Large, dedicated sun filled formal lounge room - Separate formal dining zone with pool and peaceful garden outlook - Oversized light filled kitchen with an overabundance of storage and bench space, inclusive of stainless-steel appliance and fridge plumbing - Expansive open plan everyday dining zone - Light filled relaxed living space with garden and alfresco vista - Oversized laundry room with inbuilt 2nd clothesline, plus abundance of storage and bench space - Multiple storage cabinetry throughout the home - Tranquil undercover alfresco space appreciating established garden vista and enticing inground heated saltwater pool - Impressive yard on 700m<sup>2</sup> plot of land comprising of established gardens and storage shed - Dual automated garage - Potential to further add value and capitalise on the property's assets. Additional features include: - Daikin ducted air conditioning (4 zones) - Outdoor security system cameras (4), control via mobile App - Irrigation system throughout gardens beds (incl front and side of property) - Gas cooking and heating - Central position to access Rouse Hill Town Centre/Metro, Rouse Hill Village and a selection of public and private schools, childcare centres, bus service and more - Variety of walking/cycling paths in the immediate area - R3 zoning Distance to amenities (based on googlemaps.com.au): 450m [ 7 min walk] to bus service 1.4km [15 min walk - 4 min drive] to Rouse Hill Metro/Rouse Hill Town Centre 300m [ 5 min walk] to Aldi/McDonalds/commercial hub 950m [ 2 min drive] to Rouse Hill Village Shopping Centre and medical precinct (IGA, BWS, Australia Post, pharmacy, dental, butcher, newsagent, restaurants) 650m [ 10 min walk] to Rouse Hill Primary School 1.5km [20 min walk - 5 min drive] to Rouse Hill High School/Our Lady of Angels Enjoy the tranquil garden setting with enticing pool, generous living spaces and brilliant central location. Superbly positioned in walking distance to amenities, sporting fields and walking paths. Call Julie Lepagier (Lic 1158150) on 0427 502 730 for more information. All email enquiries need to specify a contact number to gain a response. LePage Property is a COVID Safe organisation and ask that prospective buyers refrain from attending inspections if you are showing any symptoms or tested positive to covid. “ LePage Property provide information which is understood to be accurate and true yet take no responsibility and disclaim all liability for any errors, inaccuracies and misstatements. It is the purchasers, vendors and general public’s responsibility to source their own information and rely on their own research for accuracy prior to engaging in a contract of sale or other.”