

**613/104-106 Caddies Boulevard, Rouse Hill, NSW
2155**



Apartment For Sale

Tuesday, 12 March 2024

613/104-106 Caddies Boulevard, Rouse Hill, NSW 2155

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



James Holvander
0411330208

\$690,000 - \$750,000

This light filled apartment in the modern The Boulevard complex offers an exceptional lifestyle situated right next door to the popular Rouse Hill Town Centre. You can enjoy immediate access to a variety of amenities including the Rouse Hill Metro station for effortless commuting, plus with an array of shops and dining options the precinct offers, the lifestyle is second to none. • Top floor apartment in a highly secure complex with intercom and camera for peace of mind. • No adjoining walls and three sides are external walls, eliminating any noise from the neighbouring apartments. • Windows at the front and back, creating good airflow, light and ventilation. • Generous open plan living area with industrial hardwood floors with large sliding doors with fly screens that opens to the entertainer's balcony. • Gourmet kitchen with stone benchtops, stainless steel Smeg appliances including a gas cooktop and mirror splashback with excellent strip and pendant lighting. • Second living area which could be utilised as a dining space or kids play area, with a study nook featuring NBN connectivity. • Large, carpeted bedroom with exceptional wardrobe space and storage. Fly screens and blackout blinds adorn the window. • Spacious and elegant bathroom with plenty of storage. • Full sized laundry with a large window for natural ventilation, with a blackout blind. • The large balcony is ideal to enjoy your morning coffee and soak in the water views to Caddies Lake. • Very convenient car space with plenty of room to open doors, plus a security cage for additional storage. • Ducted air plus a gas outlet for heating. • Nestled in the ever-growing hub of the Town Centre you have an abundance of shopping outlets and eateries at your doorstep. Additional amenities include Reading Cinemas, a variety of gyms, Coles & Woolworths supermarkets, plus the Metro and bus interchange. • You can also enjoy access to the Rouse Hill Community Facilities including an outdoor pool, gym and clubhouse, tennis courts, and playground. *** Entry to the apartment is on Caddies Boulevard, 50m from Main St intersection. Park in the Town Centre, K-Mart car park. ***Please call James on 0411 330 208 to book your private viewing. 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.