

8 Peppin St, Rouse Hill, NSW 2155



Sold House

Saturday, 23 September 2023

8 Peppin St, Rouse Hill, NSW 2155

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 201 m2

Type: House



Julie Lepagier

\$1,300,000

Location, Location, Location. Only 5 years old this stylish Eden Brae modern home is highly convenient and in walking distance to all the essentials – Rouse Hill Metro, Rouse Hill Town Centre, city & district bus service, potential future hospital, plus catchment for Ironbark Ridge Primary School. Part of The New Rouse Hill Estate offering community facilities for all the family – tennis court, club house, sparkling pool, gym, kids sandpit, parks and public café ideal for Sunday brunch. Featuring: Sizeable entertainer’s room/theatre room or potential 4th bedroom Chef gas kitchen with stone benchtops, polyurethane cupboards and stainless steel appliances with an abundance of storage space. Versatile open plan living quarters flowing onto undercover alfresco space. Dedicated study nook or home office zone on lower level. 3 sizeable bedrooms each with robes, master with chic ensuite and WIR. Modern main bathroom with bath and generous shower. Substantial alfresco undercover area with low maintenance yard on 205m² plot of land. Single automated garage with internal access plus driveway can cater for a 2nd vehicle with sliding gate for added security from rear lane access. Additional features include; ducted reverse cycle air-conditioning, gas heating, downlights, fibre optic internet. Leased until December 2023. Access to community facilities which include: inground pool, tennis court, basketball court, kids play area, clubhouse. Specifics: 400m/5mins walk to Rouse Hill Metro and bus service. 400m/5mins walk to Rouse Hill Town Centre. 12 mins walk to Ironbark Ridge Primary School. 16 mins walk to Rouse Hill High School/ Our Lady of Angels Primary School. 1.5m/5min drive to potential future hospital. Potential rental return - \$730 per week. Rates approx. \$350/qtr. Water connection rates approx. \$300/qtr. Community levy approx \$150/qtr. Perfectly suited to first home buyers, families and investors which will benefit from this easy-care stylish property, great community facilities along with its convenient location. Call Julie Lepagier (1150158) on 0427 502 730 for further 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. Use provided hand sanitizer before and after entering the property, refrain from touching surfaces etc. “ 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.”