

9/32 Civic Way, Rouse Hill, NSW 2155



Apartment For Sale

Tuesday, 30 January 2024

9/32 Civic Way, Rouse Hill, NSW 2155

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Julie Lepagier

Contact Agent

Nestled in a prime position in this near new complex, the "Proximity", this ground floor apartment enjoys garden outlook with northeasterly aspect and dual entry access. The expansive private courtyard is ideal for gatherings providing an abundance of private space to entertain and relax. An easy walk to Rouse Hill Metro/ Town centre and bus service, this apartment is a blend of luxe living and a lifestyle of convenience. Add to this the facilities available including inground pool, tennis court, club house, gym and basketball court. Catchment for Ironbark Ridge Primary School and Rouse Hill High School plus in the vicinity of a range of private schools. Embrace this vibrant urban lifestyle for all that it offers, with dynamic shopping and dining offerings within easy proximity, and quick access to Metro and bus service. -☑Light and airy open plan living zone with easy care floating floorboards, glass sliding doors flowing onto expansive courtyard (10m X 4.6m)-☑Modern stone and gas kitchen inclusive of dishwasher, stainless steel appliances and an abundance of cabinet space-☑Oversized laundry/ storage room inclusive of dryer and floor to wall tiling-☑Luxe bathrooms with feature walls and elegant lighting -☑Master queen size bedroom with plush carpet overlooking courtyard with sizable WIR and ensuite-☑2nd bedroom is inclusive of robe, plush carpet and also overlooks courtyard-☑Single car space with storage cage in secure car park-☑AC system-☑Secure fencing-☑2 convenient direct access points to apartment(via lift and garden area)-☑125m² apartment plus parking/storage = 142m²-☑Visitor parking in complex-☑Electric charging stations withing complexConveniently located:400m (4mins walk) to Rouse Hill Metro & bus service400m (4 mins walk) to Rouse Hill Town Centre(Woolworths/Coles/BigW/Kmart/speciality retailers/restaurants and eateries/medical centre/Library)1.1km (15min walk) to Ironbark Ridge Primary School1.1km (15min walk) to Rouse Hill High SchoolThis apartment is ideal for first home buyers, empty nesters and investors looking for sophisticated living with a central easy access location. Call Julie Lepagier (Lic 1158150) 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." 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."