

**12 Barnes Place, Rouse Hill, NSW, 2155**



**House For Sale**

Thursday, 1 August 2024

12 Barnes Place, Rouse Hill, NSW, 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Tranquil Cul-De-Sac in a Convenient Location

This charming and renovated home is set on a generous 725m<sup>2</sup> block in a whisper quiet cul-de-sac and is offers for sale for the first time by the original owners. It's a rare opportunity for one fortunate family looking for a home they can grow into and entertain family and friends in style.

- An abundance of living spaces, including a freshly carpeted lounge, located off the tiled entry hall, and with bi-fold doors offering privacy and noise reduction.
- Everyday living will be a joy in the open plan lounge and dining spaces that overlook the backyard and sit adjacent to the kitchen.
- The kitchen has been renovated and features a huge island bench with loads of storage and stylish pendant lighting. Finished with stone benchtops and featuring quality appliances such as an ILVE 900mm oven with gas cooktop, Asko rangehood and Bosch dishwasher.
- The master bedroom lies towards the front of the home, with a walk-in robe, and elegant renovated ensuite. Luxuries include a large shower with niche, and handy shaving cabinet with storage.
- Three other bedrooms are located towards the rear of the home with built-in robes plus a bonus study/home office at the front.
- The fully tiled family bathroom has also been renovated with attention to detail and is finished in a neutral colour palette.
- The laundry boasts storage and bench space, with external access.
- The backyard is an entertainer's paradise, with a huge quality pergola complete with automated roll down blinds that can cater for the largest of gatherings. The stunning travertine paving flows towards the solar heated inground pool, complete with water feature and spa jets, and surrounded by elegant glass fencing.
- The yard space is level and a generous garden shed sits tucked out of sight at the rear of the property.
- As well as an auto double garage with access at the rear to the covered pergola, there is generous driveway parking for additional vehicles, plus handy side access.
- With zoned ducted air, ceiling fans, gas outlet for heating, two hot water systems, plantation shutters, blackout shutters and solar panels to reduce electricity costs, this home is the complete package.
- Location benefits include (all measurements are approximations):
  - o 400m to bus stop on Aberdour Ave
  - o 450m walk to Rouse Hill Public Primary School
  - o 450m walk to Connie Lowe Reserve and Playground (popular dog park)
  - o 700m walk to Rouse Hill Village Shopping Centre (Australia Post, IGA, BWS, Medi Clinic, Dental Clinic, Chemist, Italian Restaurant, Chinese Restaurant, Café, St George ATM and more)
  - o 1km walk/drive to ALDI supermarket, McDonalds, Red Rooster, Hungry Jacks, Lone Star
  - o 2.3km walk/drive to Rouse Hill Town Centre and Metro Station.

With flawless presentation we're sure this home will tick all your boxes for a contented and convenient lifestyle in a quiet and highly desirable family friendly position.

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