

**3 Highlands Way, Rouse Hill, NSW, 2155**



**House For Sale**

Tuesday, 6 August 2024

3 Highlands Way, Rouse Hill, NSW, 2155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Sumptuous, North-Facing Family Home – Close To All Rouse Hill Has To Offer!

This stunning North-facing residence is the ultimate family abode, showcasing warm and welcoming colour tones and features throughout. With multiple living areas, spacious bedrooms, and an enviable rear yard, this home is a true gem. Positioned within walking distance of bus routes and parks, and only a short drive to local schools and shops, this home offers unparalleled convenience. Contact us today to arrange a viewing!

- The immaculate façade boasts a timeless colour palette and mature, manicured gardens, ensuring lasting street appeal
- Upon entry, you are welcomed by an enclosed formal living room that receives fantastic natural sunlight and offers ample space, doubling as a home theatre for cinema enthusiasts if needed
- The expansive, open-plan family and dining room is the heart of the home, featuring chic polished floorboards, raked ceilings, and sliding door access to the alfresco area, making it ideal for hosting parties and gatherings
- The elegant, modern kitchen is equipped with 20mm stone benchtops, a 900mm gas stovetop, a dishwasher, a ducted rangehood, a glass splashback, ample storage space, and a built-in pantry
- For more intimate gatherings, an additional living/rumpus room hosts an ambient fireplace and a bar, perfect for entertaining guests
- The master suite, positioned at the rear of the home, features a ceiling fan, a walk-in wardrobe, and a private ensuite with floor-to-ceiling tiles, a double vanity, a shower, and a toilet
- Three additional generously sized bedrooms await, all fitted with built-in wardrobes and ceiling fans, ensuring comfort for all family members
- The main bathroom mirrors the ensuite's colour scheme and showcases floor-to-ceiling tiles, a double vanity, a shower, a bathtub, and a toilet
- Downstairs, a secluded study/multi-room is available, equipped with built-in desks, cabinets, and rear yard access, perfect for a home office. This space can also be used to garage two additional cars, making it a four car garage
- Step outdoors to an enviable decked alfresco area with suburban views, a ceiling fan, and sunshade blinds - ideal for family BBQs. The remainder of the rear yard includes an additional alfresco area, easy-care lawns and gardens, and a cabana with a built-in spa
- Additional features of this remarkable home include ducted air conditioning, plantation shutters, LED downlights, an alarm system, linen storage, a storage room downstairs, a laundry with an additional toilet and yard access, and a quadruple garage with additional space for a motorbike
- Conveniently located approx. 1.5km to Rouse Hill Public School, 2.3km to Rouse Hill High School, 3km to Rouse Hill Anglican College, 450m to Milford Drive Reserve, 2.4km to Rouse Hill Village Centre, 2.8km to The Fiddler, and 4.1km to Rouse Hill Town Centre and Rouse Hill Metro Station.

Experience the perfect blend of elegance, comfort, and convenience in this remarkable family home. With its prime location, stunning features, and ample space for every occasion, this property is truly a rare find. Don't let this opportunity pass you by - schedule a viewing today and make this dream home yours!

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### Disclaimer:

The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information. For inclusions refer to Contract.