

# 59 Orticelli Street, Rouse Hill, NSW 2155

## House For Sale

Tuesday, 25 June 2024

59 Orticelli Street, Rouse Hill, NSW 2155

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 347 m2**

**Type: House**



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## Contact Agent

Beautiful House amidst the serene landscapes of Sydney's dynamic North West, it presents an unparalleled opportunity for prestigious family living. Combining breathtaking natural beauty with contemporary comforts, this esteemed land estate offers the ultimate haven for discerning homeowners. Key Features:

- Expansive Backyard Oasis Over 100sqm, perfect for Family Entertaining and Leisure
- Secure Your Dream Home with Just 5%\* on Exchange.
- Only a 3-Minute Drive to Tallawong Station for Seamless Commutes
- Thoughtfully Designed Interiors with Upgraded Premium Inclusions for Superior Comfort and Style

Luxurious Inclusions:

- Exteriors: Meticulously Landscaped Gardens, Fully Fenced for Privacy, Driveway, and Customized Letterbox & Clothesline
- Interiors: Year-Round Comfort with Ducted Air Conditioning, Spacious Ceilings, and Energy-Efficient LED Downlights
- Living Area: Luxurious Timber Laminate Flooring, Elegant Tiling in Wet Areas, and Seamless Integration with Outdoor Spaces
- Modern Bathrooms and Kitchen: Featuring Premium Fixtures, Stylish Stone Benchtops, and High-End Appliances for Effortless Entertaining
- Fixed Price Luxury Package: Elevate Your Living Experience with Premium Inclusions such as Tiled Bathrooms, Timber Laminate Flooring, and Comprehensive Landscaping

Unbeatable Location: House located within easy reach of Tallawong Metro Station, it offers unmatched convenience to residents. With a short 3-minute drive to the metro, access to the broader Sydney region is effortless:

- 2 minutes to Rouse Hill
- 9 minutes to Norwest
- 28 minutes to Macquarie Park
- 37 minutes to Chatswood
- 46 minutes to Barangaroo

Convenience: Elouera's prime location ensures proximity to essential amenities, educational institutions, and recreational facilities:

- Future Tallawong Public School: 0.7km
- Tallawong Metro Station: 1.7km
- Tallawong Village: 1.8km
- Rouse Hill Public School: 3.4km
- The Ponds Shopping Centre: 3.5km
- Rouse Hill Town Centre: 3.9km
- Future Rouse Hill Hospital: 4.1km
- Rouse Hill Metro Station: 4.2km
- Rouse Hill High School: 5.0km
- Western Sydney University Nirimba: 6.7km
- Sydney Business Park: 9.6km
- Stonecutters Ridge Golf Club: 11km
- Castle Towers: 13.3km

Discover the epitome of luxury living, where every moment is an opportunity to thrive. Contact us today to secure your premier family home. Please join us for our open house this week on Sunday, June 30th, from 10:00 AM to 1:00 PM at 34 Keough Street, Tallawong. For more info and to organise a private appointment contact Aziz at 0410 171 135. Disclaimer: Prices are subject to availability and change at the developer's discretion. The images are intended to serve as a guide only and all interested parties should make and rely on their own inquiries in determining the accuracy of the information. All information displayed is current at the time of issue, but may change at any time.