

9 Ponsford Avenue, Rouse Hill, NSW, 2155



House For Sale

Thursday, 1 August 2024

9 Ponsford Avenue, Rouse Hill, NSW, 2155

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Aron Tomkins
0296726000

Spectacular single level living with no steps, won't last long.

This opulent Provincial stunner has all the bells and whistles including 5 bedrooms, formal lounge/dining, reading, family/meals, rumpus, 2 x alfresco entertaining, sparkling inground pool and a beautiful backyard located on 744m² in a highly sort after pocket.

- Well-appointed formal lounge/living with carpet underfoot, reading alcove and fireplace
- Separate formal dining room with carpet underfoot or additional activities room
- Open plan living/family/meals leading off eat in breakfast bar
- New kitchen with stainless steel appliances plus walk-in pantry
- Main bedroom with double walk-in robe plus generous ensuite
- 3 other bedrooms all 4m x 3m with built-ins plus optional 5th bedroom/office 3m x 3.2m
- 3 way main bathroom with corner bath and oversized shower
- Superbly proportioned over one easily accessible level
- Ducted air conditioning, hybrid flooring and carpet to all bedrooms
- Laundry room with built in cupboards plus 3rd toilet suite
- Private alfresco entertaining area measuring 5.6m x 5.1m
- 2nd outdoor entertaining area overlooking sparkling inground pool
- Double oversized garage 5.6m x 5.9m with auto and internal access
- Sparkling salt water, solar heated inground swimming pool
- 9.9KW home solar system, 3m x 4.5m garden shed
- Home security alarm system, fibre to the node internet
- Easy walk to the Rouse Hill Public School, shopping village and family parks including the popular dog park and Hills bus service

Close to all amenities:

- Rouse Hill Primary School 850m walking 12mins/driving 2mins
- Rouse Hill High School 2.4km walking 34mins/driving 6mins
- Rouse Hill Town Centre 2.5km walking 34mins/driving 5mins
- Ironbark Ridge Primary School 2.7km walking 38mins/driving 7mins
- Bruce Purser Reserve 2.3km walking 32mins/driving 6mins
- Aldi Shopping Complex 1.5km walking 20mins/driving 3mins
- Rouse Hill Village Complex 1km walking 14mins/driving 2mins
- The Hills Centenary Park 2km walking 30mins/driving 5mins
- Our Lady of The Angels Catholic School 2.3km walking 32/driving 6mins
- Kellyville Netball Complex 2.5km walking 35mins/driving 7mins

All distances and estimated walking/driving times sourced through Google Maps.

<https://schoolfinder.education.nsw.gov.au/>

The above information has been furnished to us by a third party.

We have not verified whether or not the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

IMPORTANT: Electronic check in is a MUST at all of our inspections. If you feel unwell please DO NOT attend our inspections Stay Home. For more information please contact the listing agent.

If you send an email inquiry, please provide as follows:

- First Name
- Surname
- Contact Phone Number

Only Inquires with above details will be responded to.

If you send an SMS inquiry, please provide as follows:

- First Name
- Surname
- Email address

Only Inquires with above details will be responded to.