

**218(209)/1 Mulyan Street, Rouse Hill, NSW, 2155**



**Apartment For Sale**

Saturday, 30 November 2024

218(209)/1 Mulyan Street, Rouse Hill, NSW, 2155

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



(Tracy) Ping Ye  
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## **Low Maintenance 2Bedroom+ Study Northeast facing with park view**

For those who demand nothing less than exceptional quality, comfort, and convenience, this modern two-bedroom plus study apartment delivers. Nestled in the vibrant heart of the Rouse Hill Area 20 precinct, this sunlit residence offers unparalleled access to retail, dining, and leisure facilities-all at your doorstep.

Boasting thoughtfully designed interiors and a premier location, this apartment is ideal for busy professionals, discerning downsizers, or savvy investors seeking high returns. Enhanced by low strata levies and exceptional on-site amenities, including two landscaped communal gardens with barbecue facilities and a children's playground, this property ensures a lifestyle of ease and enjoyment.

Built by the reputable Westbourne Constructions, the apartment exudes quality and style with features including:

- North-East facing orientation that floods the interiors with natural light.
- Open-plan living and dining areas with engineered timber flooring, seamlessly extending into a sunlit living space.
- A stylish, full-sized U shape kitchen with European SMEG appliances, gas cooktop, glass splashbacks, and ample storage.
- Two spacious bedrooms, each thoughtfully positioned on opposite sides for privacy, featuring built-in robes and timber flooring.
- A contemporary bathroom with marble accents, a separate bath, and a European-style laundry complete with a dryer.
- Ducted air conditioning throughout for year-round comfort.
- A sun-drenched balcony offering a seamless indoor-outdoor connection with picturesque views.
- Secure basement parking for one vehicle, with lift access for convenience.

Prime Location Benefits:

- 4-minute walk to Rouse Hill Anglican College.
- 5-minute walk to Tallawong Metro Station and the Tallawong Town Centre.
- 2-minute drive to Genius Kids Rouse Hill Early Learning Centre.
- 4-minute drive to Rouse Hill Public School and Village Centre.
- 5-minute drive to The Fiddler and Rouse Hill Town Centre.
- 15-minute drive to Costco Marsden Park.

Perfectly designed for a low-maintenance, "drop-and-go" lifestyle, this apartment combines the best of contemporary living with the promise of future growth in the thriving Tallawong area.

Disclaimer:

All information contained herein is gathered from sources we deem reliable. While we believe it to be accurate, we cannot guarantee its correctness. Interested parties are encouraged to make their own enquiries.