

**171 Sanctuary Drive, Rouse Hill, NSW, 2155**



**House For Sale**

Monday, 4 November 2024

171 Sanctuary Drive, Rouse Hill, NSW, 2155

**Bedrooms: 3**

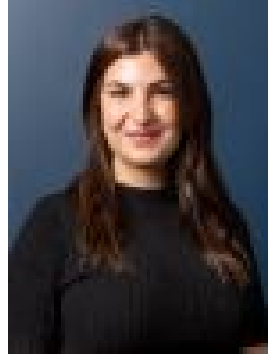
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Shad McMillan



Loren Khamu

## Enjoy the Easy Life

This picture-perfect double story garden home is definitely one of a kind. Immaculate interiors, spacious garden, extra parking and upgrades galore.

The versatile living areas include the separate formal lounge at the front of the home, currently used as a formal dining, then you have the meals adjacent to the kitchen, followed by the comfortable family room at the rear.

This stunning gourmet kitchen has been beautifully updated with premium selection stone benchtops including a large breakfast bar, quality stainless steel appliances including SMEG pyrolytic self-cleaning oven and gas cooktop plus plenty of soft closing drawers.

The accommodation level includes 3 generous bedrooms that all have ceiling fans and built ins plus a large study or office area with built in desks. These are serviced by a well-appointed family bathroom. The master comes with its very own private balcony, walk in robe and lavish ensuite.

The home also comes complete with 4 zone ducted air conditioning and all gas appliances, plantation shutters, a mix of tiled floors downstairs and plush carpet upstairs. A 5.5 KW solar panel system and a remote lock up garage with internal access and extra parking.

The private, secure and low maintenance backyard offers a covered BBQ area plus plenty of sunlit space to entertain family and friends or simply enjoy a relaxing afternoon.

This ultra convenient location is an easy walk to city T-way buses, quality schools including Ironbark Ridge Public School and Rouse Hill High, as well as The Rouse Hill Town Centre and of course the North West Metro. You are surrounded by family parks and also have easy access to the Rouse Hill Shopping Village, Rouse Hill Public School and Our Lady of the Angels.

Also as a resident of the new Rouse Hill estate you access to fantastic community facilities including, the large in ground pool, tennis court, kids play area, basketball court and Mungerie House Function Hall.