



# FOR SALE

## SIGNATURE BLUEBELL E

- 3 Bedroom House & Land package with a double car garage.
- No Common walls as independently structured.
- No strata.
- Stamp duty only payable on the land.
- Land registration approx. the end of this year.

- 800 metres from upcoming Box Hill Town Centre.
- Located between numerous parks and sporting fields and offering many leisure and recreational options for families.
- Approx. 7 mins to the new Rouse Hill Metro Station and Rouse Hill Town Centre.
- In the catchment of and approx. 7 mins to Rouse Hill Public School, Rouse Hill High School and Rouse Hill Anglican College.
- Proximity to retail hubs
- Approx. 7 mins to upcoming Rouse Hill Public Hospital.

### Inclusions:

- Turnkey finishes
- All site costs included
- Driveway, fencing & landscaping
- Air-conditioning
- 900mm stainless steel appliances (rangehood & cooktop)
- Dishwasher & oven
- 20mm stone benchtop
- Carpets & floor tiles
- Flyscreens, letter box, clothes line
- Security alarm & remote control garage doors

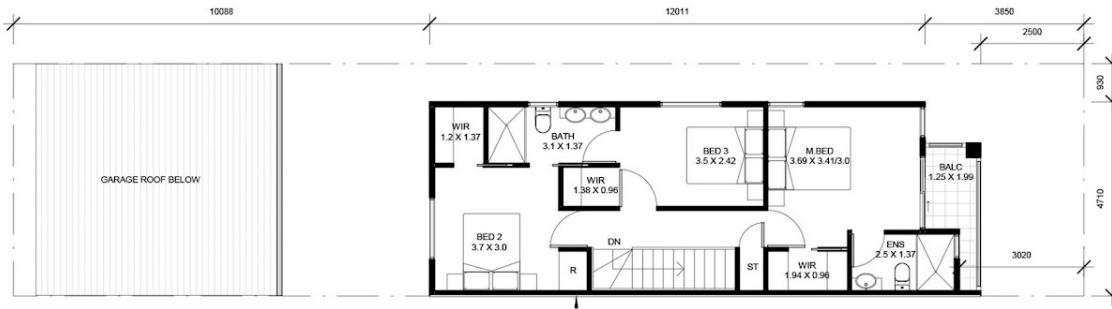
**3 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$799,000

**OPEN FOR INSPECTION:**  
N/A

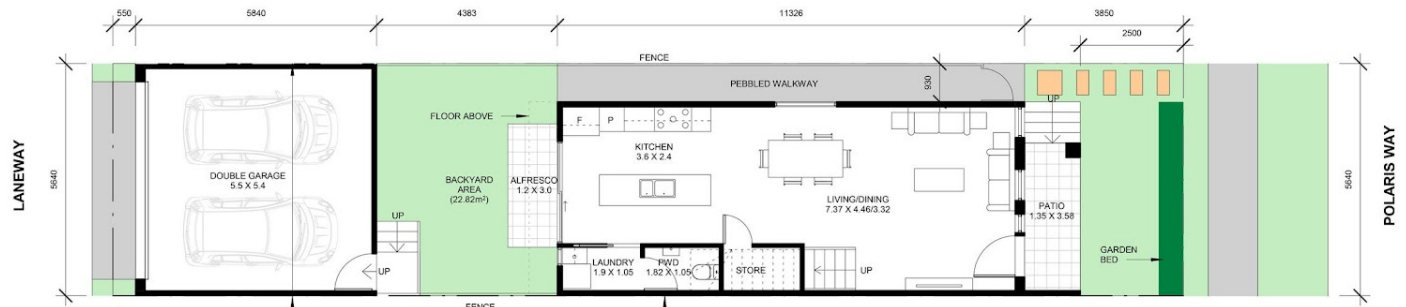


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**First Floor**

TWO INDEPENDENT WALLS FOR FIRE AND SOUND INSULATION



**Ground Floor**

TWO INDEPENDENT WALLS FOR FIRE AND SOUND INSULATION



**NORTH**

Disclaimer: Information provided herein does not form part of a legal contract and is subject to change without notice. Artists impression is used for illustrative purposes only. The actual materials, finishes and colours may vary. Fencing around house will be as per the requirements of the Council. Buyers should refer to the contract for sale, Bedroom and Lounge sizes include the depth of robes where robes are shown.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.