

FOR SALE

ANOTHER PROPERTY SOLD BY LEADING AGENTS THOMAS CHOY AND ZACK BERDI

Ideal Family Home in The Ponds – Walk to Top Schools & Close to Everything!
Perfectly positioned in the heart of The Ponds, this well-appointed 4-bedroom home offers a fantastic opportunity for families and investors alike. Located within The Ponds High School catchment and just a short walk to Riverbank Primary School, this home provides easy access to some of the area's best educational facilities. Enjoy the convenience of being only minutes from Rouse Hill Town Centre, The Ponds Shopping Centre, and the new Metro Station, offering seamless connectivity to Sydney CBD and beyond.

- * Prime location – Within The Ponds High School & Riverbank Primary catchment
- * Convenient transport options – Short drive to Tallawong & Rouse Hill Metro Stations
- * Close to shopping & dining – Minutes to Rouse Hill Town Centre & The Ponds Shopping Centre
- * Family-friendly community – Parks, playgrounds, and walking trails nearby
- * Functional layout – Open-plan kitchen, dining & living area with outdoor integration
- * Modern kitchen – Stone benchtops, stainless steel appliances & dishwasher
- * Comfortable living – Ducted air conditioning & energy-efficient LED downlights
- * Secure & efficient – CCTV, video intercom, alarm system & 3-phase electricity
- * Energy-saving features – Solar panels for reduced electricity bills
- * Low-maintenance outdoor space – Landscaped gardens, fenced backyard & concrete driveway

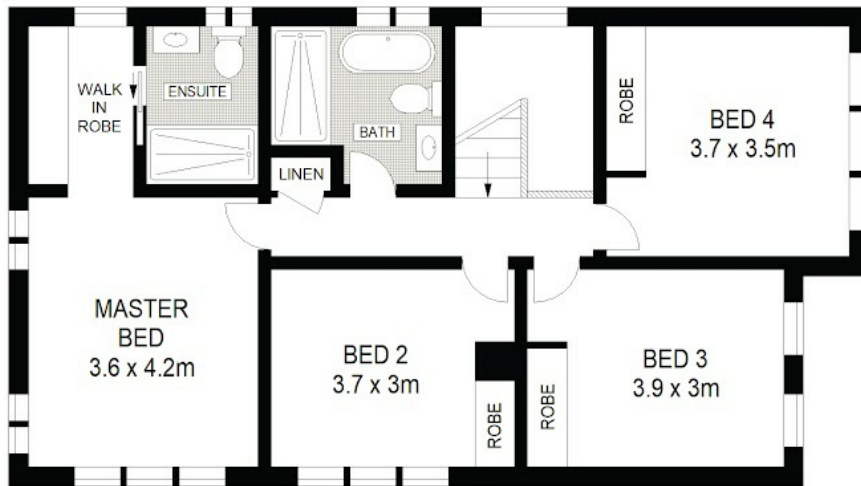
4 BED | 2 BATH | 1 CAR

PRICE:
Price Guide \$1,200,000

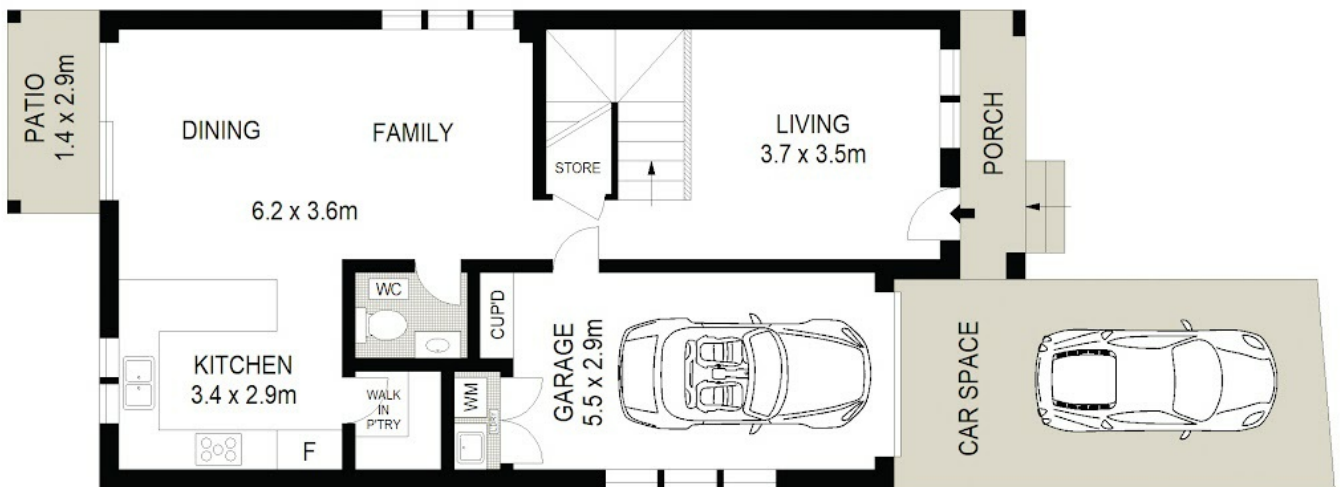
OPEN FOR INSPECTION:
N/A



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FIRST FLOOR



GROUND FLOOR



SITE PLAN



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.

59 Katoomba Street,

The Ponds

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NOTE: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor Plans by South Coast by the