



# SOLD

## SOLD BY THOMAS CHOY IN LESS THAN 1 WEEK - LEADING AGENT FOR OVER 28 YEARS

Step into stylish, low maintenance living with this light filled two bedroom apartment featuring a large study/multipurpose room—ideal for a growing family, working from home or creating a second living zone. Perfectly located just steps to Rouse Hill Town Centre and Metro, this is an unbeatable opportunity for first home buyers, downsizers and savvy investors seeking convenience, space and lifestyle in one of the Hills District's most connected addresses.

### Key Features:

- Two well-proportioned bedrooms, both with sliding door access to the balcony
- Spacious multipurpose room ideal as a study, guest room, or second living area
- Open-plan living and dining flowing to a covered balcony—perfect for entertaining
- Stylish kitchen with Caesar stone benchtops, island bench, gas cooktop & stainless steel appliances
- Modern bathroom with quality finishes and a generous internal laundry
- Ducted reverse-cycle air conditioning throughout for year-round comfort
- Secure basement car space and intercom access for peace of mind
- Situated in a quality complex with well-maintained common areas
- Just 110m to Rouse Hill Town Centre with shops, cafés, and restaurants
- Only 550m to Rouse Hill Metro Station—connecting you to the Sydney CBD
- Zoned for Ironbark Ridge Public School (1.9km)

**\*\*Disclaimer\*\*** All information contained herein is gathered from sources we believe to be reliable. The agent cannot guarantee its accuracy and does not accept responsibility for such. Interested parties are urged to rely on their own enquiries.

**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$850,000

**OPEN FOR INSPECTION:**  
N/A



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