



# FOR SALE

## EXCEPTIONAL VALUE ON 500M<sup>2</sup>+ IN BLUE-RIBBON GABLES ESTATE

Offering outstanding value in one of the Hills District's most sought-after master-planned communities, this immaculate designed four bedroom residence presents a rare opportunity to secure a modern family home on over 500m<sup>2</sup> of land at an attractive \$1,400,000 price point.

Built by Domaine Homes, this youthful single-level residence combines style, space, and functionality with a versatile floorplan featuring multiple living zones, seamless indoor-outdoor entertaining and quality finishes throughout. Move-in ready and perfectly positioned, the home is just moments from parklands, quality schools and the newly opened Gables Town Centre.

### Key Features Include:

- \* Four generous bedrooms, all with built-in wardrobes
- \* Master suite with walk-in robe and private ensuite
- \* Expansive open plan living and dining flowing to outdoor entertaining
- \* Designer chef's kitchen with gas cooking, stainless steel appliances and walk-in pantry
- \* Formal living area or dedicated media room
- \* Stylish family bathroom with separate bathtub and shower
- \* Lovely covered alfresco area ideal for entertaining
- \* Split system air conditioning and alarm system
- \* Double lock-up garage with remote entry
- \* Walk to the Lakeside Town Centre where Woolworths is now open along with many other speciality shops
- \* Close to Santa Sophia Catholic College and future Gables Public School (expected opening 2027)
- \* Easy access to Rouse Hill Station and Metro services
- \* Part of the Hills District's largest and fastest-growing master-planned community

A standout opportunity for families and investors alike, this home represents one of the best value offerings in The Gables on a full sized block.

Disclaimer: All information contained herein, including the description, floor plan, and images, is gathered from reliable sources. We have no reason to doubt its accuracy; however, we cannot

**4 BED | 2 BATH | 2 CAR**

### PRICE:

Price Guide \$1,400,000

### OPEN FOR INSPECTION:

Jan 25 at 10:00am - 10:30am



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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.

9 Bitalli Street,

Gables

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DISCLAIMER: Floor plan and site plan are for illustration purposes only. Measurements, boundaries and north arrow orientation are approximate. Interested parties should verify details independently. Floor Plans by ShutterBooth Sydney.

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