



201/3 Herman Crescent, Rouse Hill

Perfect Blend of Lifestyle and Convenience

Kav Prasad from LJ Hooker Schofields is proud to present this two-bedroom apartment, perfectly positioned in the heart of the thriving Rouse Hill community. Combining contemporary style with exceptional convenience, this residence offers the ideal lifestyle for first home buyers, down sizers and investors alike.

Designed for effortless living, the apartment features two generously sized bedrooms, a light-filled open plan layout, and a spacious balcony that provides the perfect space for entertaining, relaxing or enjoying the outdoors. Every element has been thoughtfully designed to maximise comfort, functionality and natural light.

Ideally located within walking distance of Tallawong Metro Station, cafés, restaurants, shopping, and everyday essentials, this home places everything you need at your doorstep. With seamless access to Sydney's transport network and the vibrant amenities of Rouse Hill, this is a fantastic opportunity to secure a stylish home in one of the area's most convenient locations.

WHAT YOU'LL LOVE INSIDE
- Two spacious bedrooms , both carpeted, built-in robes, Master

2 2 1

FOR SALE
JUST LISTED! $680,000-$699,000

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

bedroom with walk-in robe and ensuite
- Modern two bathrooms featuring vanity, shower and floor-to-ceiling tiles and sleek finishes
- Gourmet kitchen with stone benchtops, double sinks, gas cooktop, oven, rangehood and dishwasher, stainless steel appliances and ample storage
- Mirrored splashbacks, Premium timber flooring throughout the main living areas
- Two split system air conditioners plus a gas outlet
- Concealed European laundry
- Secure underground parking with lift access plus a separate storage cage
- Floor-to-ceiling windows and high ceilings (~2.7m) invite abundant natural light, blurring the line between indoor luxury and outdoor relaxation

Location Highlights:
- Works are underway to create a shortcut stair access to Tallawong Metro.
- 230m approx to bus stop
- 450m approx to Tallawong Metro Station
- Upcoming staircase to cut walk to Tallawong metro down to 150m approx
- 600m approx to Tallawong Village
- 2.5km approx to Future Rouse Hill Hospital
- 2.7km approx to Rouse Hill Town Centre

Schools & Education:
- 1km approx to Rouse Hill Anglican College
- 2.5km approx to upcoming Tallawong High School
- 3.5km approx to Our Lady of the Angels Primary
- 4.4km approx to Riverstone High School
- 4.8km approx to Tallawong Public School

Positioned in a boutique, low-rise complex with landscaped surrounds Ideal for low-maintenance living or high-yield investment in a growth hotspot.

Exceptional presentation move-in or rent-out ready with nothing to spend. Surrounded by a vibrant and growing community with cafes, walkways, and family-friendly charm.
Don't miss this amazing opportunity to secure a fantastic home in this highly sought after pocket of Rouse Hill.

Contact Kav Prasad on 0423 046 793 today to arrange your private inspection.

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MORE DETAILS

Property ID	5F2HXY
Property Type	Apartment
Including	Ensuite
	Toilets (2)
	Built-in-Robes

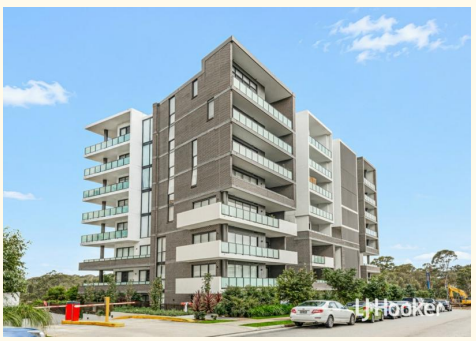
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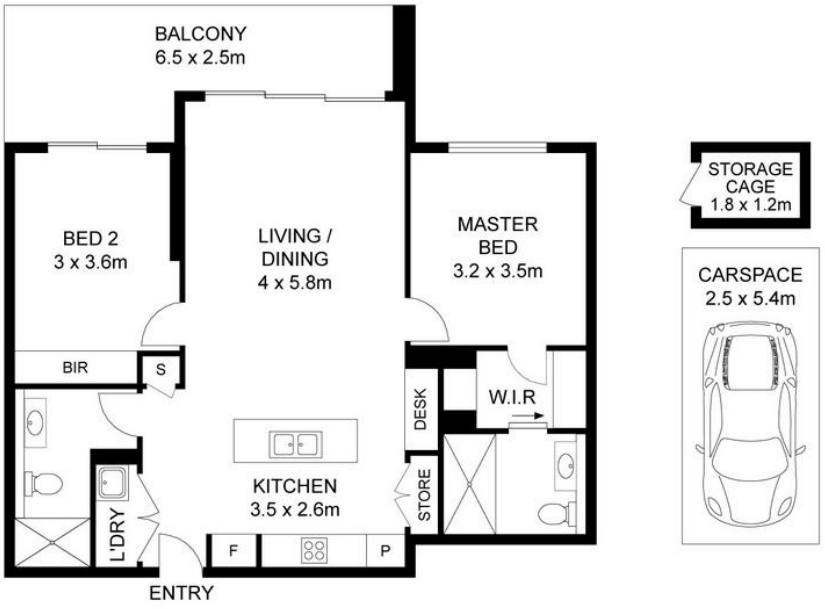








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SCALE (METRES)

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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by : Sync Studios Pty Ltd**

LJ Hooker

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