



3076/4 Eustace Street, Rouse Hill

## BRAND NEW Luxury Apartment with Private Rooftop Courtyard.

Kav Prasad and the team at LJ Hooker Schofields are proud to present this beautifully designed two-bedroom apartment with its own private terrace, offering stylish lifestyle in a stunning development overlooking parklands and landscaped gardens. Showcasing light-filled open-plan living and a seamless indoor flow, this home delivers comfort, space and everyday elegance in a tranquil setting.

Inspired by one of the Seven Wonders of the Ancient World, this beautiful estate brings to life a modern-day sanctuary in the heart of Rouse Hill. Positioned just moments from Rouse Hill Town Centre, this impressive development delivers a lifestyle defined by comfort, connectivity and convenience. Enjoy effortless access to the Metro station only a short stroll away and immerse yourself in the very best of the Hills district with world-class shopping, dining and entertainment. As a major regional hub, Rouse Hill Town Centre offers everything you need for a vibrant and fulfilling lifestyle.

Features:

- BRAND NEW
- 2 Bedroom + 2 Bathroom + 1 Car Space + Private Rooftop Terrace + Storage Cage

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**FOR SALE**

JUST LISTED! - \$850,000 - BRAND NEW

**VIEW**

Thu 23rd Apr @ 5:30PM - 5:50PM

**AGENTS**

Kav Prasad  
0423 046 793  
kav.prasad@ljhooker.com.au

**AGENCY**

LJ Hooker Schofields | Riverstone  
02 9157 4077

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Babylon by Denvell Group
- Private tranquil terrace for alfresco entertaining or relaxation
- Each dwelling is fitted with exceptional joinery and storage solutions.
- High-end finishes are meticulously selected including natural stone surfaces and timber floors.
- Kitchen appliances featuring Miele and Fisher Paykel + Built-In Fridge
- Three central communal gardens and a communal rooftop garden, each thoughtfully designed with private dining, BBQ facilities and a tranquil water feature for added relaxation.
- Suits First Home Buyers or Investors

Conveniently located in proximity to:

- 3 minutes drive approx to Rouse Hill Town Centre
- 10 mins drive approx to Marsden Park where family favourites IKEA and Costco are located.
- 15 schools within 4km range.
- Surrounded by Norwest, Marsden and future Box Hill Business Parks.
- Natural reserves and sport fields nearby.
- Easy access to Riverstone, Schofields, Rouse Hill, Kellyville and Marsden Park.

Book your private inspection today, contact Kav on 0423 046 793.

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**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Schofields does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and inquiries. All images are indicative of the property only.

## MORE DETAILS

Property ID                    3K8HXY  
 Property Type                Apartment

**Kav Prasad 0423 046 793**

Sales Executive | kav.prasad@ljhooker.com.au

**LJ Hooker Schofields | Riverstone 02 9157 4077**

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