



601/3 Herman Crescent, Rouse Hill

## Lifestyle and Exceptional Convenience

Kav Prasad from LJ Hooker Schofields proudly presents this stunning two bedroom apartment, perfectly positioned in the heart of the dynamic Tallawong community. Delivering exceptional lifestyle and convenience, this home is tailored for those who appreciate effortless living. Enjoy having cafés, services, everyday essentials and the Tallawong Metro Station located within walking distance, making travelling to work or discovering Sydney is seamless and stress-free.




### Location Highlights:

- 230m approx to bus stop
- 450m approx to Tallawong Metro Station
- 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
- 3.5km approx to Our Lady of the Angels Primary
- 4.4km approx to Riverstone High School
- 4.8km approx to Tallawong Public School

Contact Kav Prasad on 0423 046 793 today to arrange your

2  2  1 

### FOR SALE

JUST LISTED! - \$730,000

### VIEW

By Appointment

### 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**

inspection.

• \*\*\*

**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	4ZJHXY
Property Type	Apartment
Including	Ensuite
	Toilets (2)

### **Kav Prasad 0423 046 793**

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

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

Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762  
schofields.ljhooker.com.au | schofields@ljhooker.com.au