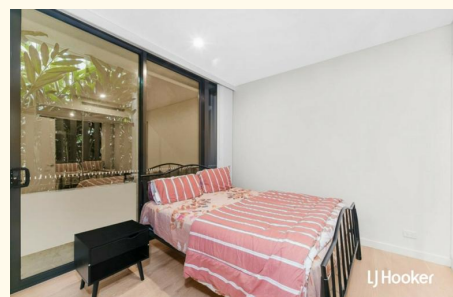


LJHooker



LJHooker



LJHooker




G39/5 Mulyan Street, Rouse Hill

WALK TO TALLAWONG METRO - LESS THAN 800M

Braedy Milledge from LJ Hooker Schofields proudly presents this stylish ground-level apartment, where modern design meets an exceptional sense of space and privacy. Featuring a generous study area and a rare, oversized courtyard, this home offers a tranquil outdoor escape rarely found in apartment living, right in the heart of Rouse Hill. Showcasing a well-considered layout, quality finishes and contemporary inclusions throughout, it delivers effortless living with the perfect blend of comfort and sophistication. Enjoy effortless everyday convenience boasting a superb location within walking distance to bus services and Tallawong Metro Station.

Features:

- Stunning kitchen with gas cooktop, plentiful cabinetry, SMEG appliances
- Open plan living and dining zones open to the courtyard for superb flow
- Well-scaled bedroom fitted with built-in wardrobe, balcony access, large double glazed windows
- Versatile study area perfect for students or professionals working from home
- Stylish bathroom featuring excellent storage

1  1  1 

FOR SALE
UNDER OFFER BY BRAEDY
MILLEDGE

VIEW
By Appointment

AGENTS
Braedy Milledge
0404 160 447
braedy.milledge@ljhooker.com.au

Jiya Sharma
0431 098 855
jiya.sharma@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**

- Spacious courtyard offers a private sanctuary for alfresco entertaining or relaxing
- Ducted air conditioning for year round comfort
- Energy-Efficient design with double-glazed windows throughout
- Concealed European style laundry with clothes dryer

Location Highlights:

- 210m approx to bus stop
- 850m approx to Tallawong Metro Station
- 1.6km approx to Rouse Hill Village Centre
- 1.7km approx to Rouse Hill Regional Park
- 2km approx to proposed future Hospital
- 2.5km approx to Rouse Hill Town Centre & Metro Station
- 3.3km approx to The Ponds Shopping Centre

Schools & Education:

- 550m approx to Rouse Hill Anglican College
- 3.3km approx to Our Lady of The Angels Primary
- 4.2km approx to Riverstone High School
- 4.6km approx to Tallawong Public School

Contact Braedy Milledge today to explore this fantastic property.

• ***

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 | 4PGHXY |
| Property Type | Apartment |
| Including | Study Air Conditioning Toilets (1) Dishwasher Built-in-Robes |

Braedy Milledge 0404 160 447

Partner | braedy.milledge@ljhooker.com.au

Jiya Sharma 0431 098 855

Sales Associate | jiya.sharma@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

