



17 Fernyhough Street, Rouse Hill

## UNDER CONTRACT IN 2 WEEKS: Contemporary Design Meets Prime Location in This Exceptional Home




Sanjeev Kumar and the team at LJ Hooker Schofields are proud to present this brand-new, move-in-ready residence at 17 Fernyhough Street, Rouse Hill. Blending generous space with modern style, this beautifully crafted home is set in a peaceful and family-friendly location just moments from transport, parks, quality schools and vibrant shopping hubs.

Thoughtfully designed with premium finishes, it offers a low-maintenance lifestyle ideal for families, professionals or multi-generational living. With living spaces and the backyard positioned to the open northern aspect, the home enjoys exceptional natural light and ventilation throughout.

### Property Features:

- Estimated rental return: \$820—\$850 per week
- Four spacious bedrooms with built-in wardrobes, including a master suite complete with a private ensuite

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.

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### FOR SALE

SOLD \$1,130,000 BY SANJEEV

### AGENTS

Sanjeev Kumar

0433 289 620

sanjeev.kumar@ljhooker.com.au

### AGENCY

LJ Hooker Schofields | Riverstone

02 9157 4077

 LJ Hooker

- Ground-floor bedroom paired with a full bathroom, ideal for guests, extended family or flexible living needs
- Three well-appointed bathrooms, including a main bathroom featuring a freestanding bathtub
- Light-filled open-plan living and dining area designed for comfort and entertaining
- Contemporary kitchen with Caesarstone benchtops, gas cooking, dishwasher and excellent storage
- Covered alfresco area leading to a secure, low-maintenance backyard perfect for outdoor enjoyment
- Oversized automatic double garage with a convenient storage nook
- Multi-zone ducted air conditioning, LED downlights and quality modern appliances
- Walking distance to upcoming Tallawong Primary and High School, Rouse Hill Anglican College and nearby parklands
- 7.92kw Solar System and 20kw Battery Storage
- Ring Security Cameras

#### Location Highlights:

- 100m (approx.) to bus stops
- 200m (approx.) to two upcoming parks and playgrounds
- 1.4km (approx.) to Tallawong Metro Station with direct access to Chatswood and the Sydney CBD
- 1.4km (approx.) to Tallawong Village Shopping Centre
- 2.0km (approx.) to Little Foundations Early Learning Centre
- 2.4km (approx.) to Rouse Hill Regional Park
- 3.5km (approx.) to Rouse Hill Town Centre
- 4.4km (approx.) to Schofields Train Station
- 9.0km (approx.) to IKEA, Costco and the Marsden Park Business Hub

#### School Catchment & Nearby Education:

- Upcoming Tallawong High School
- 0.5km (approx.) to the upcoming Tallawong Public School
- 1.4km (approx.) to Rouse Hill Anglican College

Get in touch with Sanjeev Kumar on 0433 289 620 from LJ Hooker Schofields to arrange your inspection or find out more.

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## MORE DETAILS

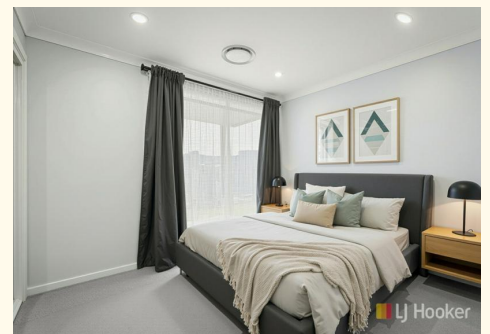
Property ID 4K9HXY  
Property Type House  
Land Area 171.9 m2  
Including Air Conditioning  
Balcony  
Built-in-Robes  
Secure Parking  
Solar Panels

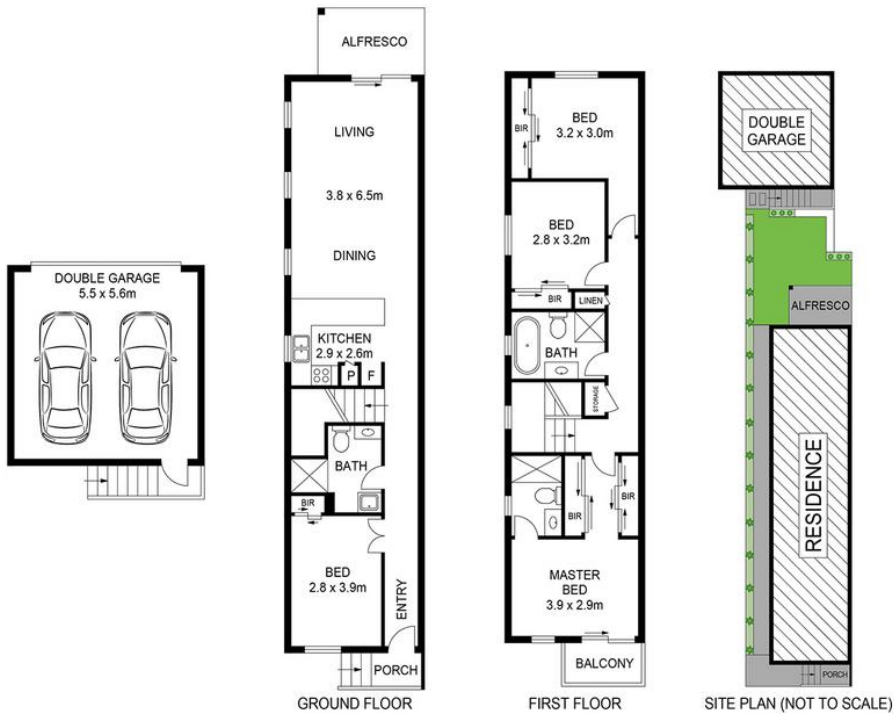
**Sanjeev Kumar 0433 289 620**

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