

# 33 Julius, Rosemeadow, NSW 2560

**Raine&Horne**  
Ingleburn

## House For Sale

Wednesday, 17 April 2024

33 Julius, Rosemeadow, NSW 2560

**Bedrooms: 5**

**Bathrooms: 3**

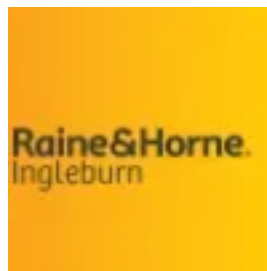
**Parkings: 2**

**Area: 312 m2**

**Type: House**



Farha Diba  
0405436393



Raine and Horne Ingleburn Sales  
0405436393

## JUST LISTED

Farha Diba, owner and director of Raine & Horne Ingleburn, is proud to present this brand new, custom designed and built property in Rosemeadow, which will surely impress the most demanding buyer. Located in a desirable neighbourhood, this property boasts a lovely backyard, perfect for entertaining or simply enjoying the outdoors. Inside, the home features a beautifully designed living room, very spacious and inviting, with hardwood flooring throughout adding warmth and character to the space. The kitchen is a chef's dream, with high-end appliances and ample counter space for meal prep. The bathroom features a luxurious bathtub, perfect for a relaxing soak at the end of the day. 5 BED || 3 BATH || 2 CAR || 312 m<sup>2</sup>

**LOCATION FEATURES:**

- 5 good size bedrooms, master with walk in robe and ensuite with floor to ceiling tiles as well as a bath and shower
- All 4 bedrooms with built ins and one of them downstairs, right next to the downstairs bathroom
- Beautiful lounge right off the entry
- Combined kitchen, very well proportioned living area and dining, adorned by lots of natural light
- Very modern kitchen with sleek cupboards, walk in pantry, stainless steel appliances, dishwasher, and ample storage
- Family bathroom upstairs with bath and shower
- All bathrooms with ceiling to floor tiles, relaxing colours and very modern design
- Covered, sun filled alfresco area at the back, ideal for entertaining
- Double garage with additional storage at the back, not hindering parking of two cars
- Internal laundry with built in cupboards
- Fully fenced, low maintenance back yard
- Beautifully landscaped front yard
- Timber flooring throughout and tiles in kitchen and laundry
- Ducted air con throughout the property as well as downlights

**LOCATION FEATURES:**

- 2 min drive to Rosemeadow Public School
- 2 min drive to Ambarvale High School
- 7 min drive to Macarthur Square Shopping Centre
- 2 min drive to Rosemeadow Sports Complex
- 2 min drive to Rosemeadow Market Place
- 3 min drive to John Therry Catholic College

Contact Farha Diba on 0405 436 393 to inspect the property today. This opportunity is not to be missed!

**DISCLAIMER:** Every precaution has been taken to establish accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.