

# CastleHaven



## 6 Spofforth Avenue Rouse Hill NSW

5 2 3

Set on a 717msq block in a central and convenient Rouse Hill location this residence offers carefree, relaxed family living with excellent access to the very best of the local area including restaurants and entertainment at Rouse Hill Town Centre and the new Sydney Metro.

Not only is this home of classic proportions surrounded by its own landscaped gardens and sparkling, fenced in-ground pool, but it enjoys a lovely placement in a quiet, tree-lined avenue with plenty of space for the kids to play safely.

The generous living areas include a formal lounge and large separate dining room, spacious family room, billiard room and upstairs rumpus room, all of which enjoy brand new flooring and recent paintwork. The kitchen's outlook is over the enormous covered alfresco entertaining area and

**Price** : \$ 1,325,000  
**Land Size** : 717 sqm  
**View** : <https://www.castlehaven.com.au/sale/nsw/hills/rouse-hill/residential/house/5736269>



**Deb Newton**  
02 9634 5222



Ground Floor



First Floor



6 Spofforth Avenue, Rouse Hill  
Total approx internal floor area 302 sqm



Drawing not to scale. Whilst the information contained in this floorplan is provided by reliable sources, we cannot guarantee its accuracy. It is intended as a guide only. Interested parties should rely on their own enquiry.