

37/97 Caddies Boulevard Bvd, Rouse Hill, NSW 2155

Just Listed!

Unit 3  2  2 



## Breathtaking Lake & Bushland Views in the Heart of Rouse Hill

Positioned on the fifth floor in one of Rouse Hill's most convenient and sought-after locations, this stunning three-bedroom apartment delivers the perfect blend of style, comfort, space, and lifestyle. Showcasing uninterrupted views across Caddies Creek Lake and surrounding bushland, this beautifully appointed residence offers an elevated living experience rarely found in apartment living.

**Open for Inspection**

By Appointment.

Designed with both entertaining and everyday practicality in mind, the home features an expansive open-plan living and dining area flooded with natural light and complemented by stylish timber-look flooring throughout. Sliding doors seamlessly connect the indoors to a spacious entertainer's balcony where you can relax, unwind, and enjoy breathtaking sunsets and tranquil district views.

At the heart of the home is a masterfully renovated chef's kitchen boasting premium stone benchtops, quality stainless-steel appliances, gas cooking, ample cabinetry, and a striking stepped breakfast bar perfect for casual meals or entertaining guests.

The oversized master suite is privately positioned and complete with a walk-in wardrobe and sleek modern ensuite. Bedrooms two and three are generously sized and fitted with built-in wardrobes, making the property ideal for families, downsizers, professionals, or savvy investors alike.

Both bathrooms have been stylishly updated with floor-to-ceiling tiles, quality fittings, and contemporary finishes, while the cleverly concealed internal laundry maximises functionality without compromising space or aesthetics.

Additional features include:

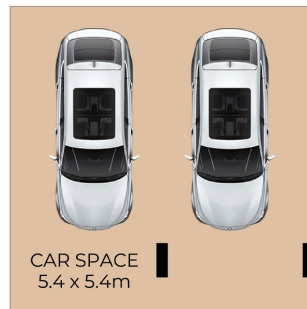
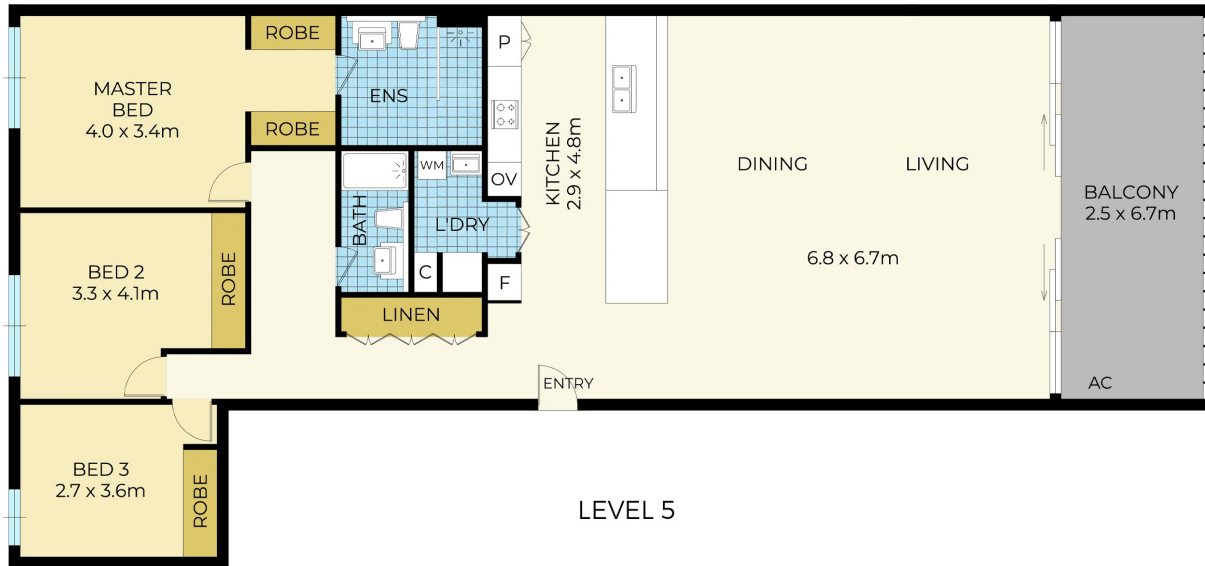
- Ducted air conditioning throughout
- Two secure basement car spaces
- Secure storage cage
- Lift access within a secure complex
- Spacious covered balcony with panoramic lake and bushland views
- Light-filled interiors with excellent cross ventilation
- Well-maintained security building
- Access to exclusive Murrumbidgee Community facilities including swimming pool, tennis court, gymnasium, and landscaped recreational areas

### Listed By

Sasha Szymon



Floorplan



LEVEL B2  
(NOT IN POSITION)

# 37/97 Caddies Boulevard Rouse Hill

DISCLAIMER

DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE  
THEY ARE NOT TO SCALE AND NO LIABILITY BE ACCEPTED

**CENTURY 21.**  
All Aspects Realty Rouse Hill