

16 Iwan Pl, Beaumont Hills, NSW 2155

Sold - 13/12/2021

House 5 2 3



## SOLD

Neighbourhood pride is evident the moment you turn into this quiet leafy cul de sac location, with beautiful established trees surrounded by quality residences. Highlighting spacious and versatile living areas, this delightful home provides comfort and elegance.

Open for Inspection

By Appointment.

### Additional Features:

- \* Premium kitchen features new top branded stainless-steel appliances with gas cooktop, granite stone bench top and extensive storage and conveniences.
- \* Featuring a selection of more than four casual and formal living/dining areas.
- \* Generous master bedroom with large ensuite bathroom and walk-in robe.
- \* Stylish bathrooms with quality fixtures adding the luxury feel.
- \* Rumpus/media room, with additional upstairs living area.
- \* Study/ 5th bedroom downstairs which would suit elderly parents or overnight guests. Built-in desk for home office convenience.
- \* Four large bedrooms include built-in robes.
- \* Spacious alfresco entertaining area, complimented by lush lawns & established gardens. Land size: 630sqm approximately.
- \* Oversized triple garage with automatic doors, large storage cupboards and internal access.
- \* Side access for a boat or trailer.
- \* Ducted air conditioning, ceiling fans, 3 phase 8.8kw solar panels, new LED lighting throughout, outdoor concreted open area for kids to play or entertaining, plantation shutters and large garden shed that can be turned into a workshop.

Located within close proximity to a multitude of amenities including walking distance to Beaumont Hills Public School (800m), local park and bus stop (180m), plus easy access to M2 City Express bus stop (700m).

Short drive to the Beaumont Village Shopping Mall, Kellyville and Rouse Hill Metro stations, Kellyville Plaza Shopping Centre and the Rouse Hill Town Centre.

Designed to impeccable standards with quality materials, this oversized residence is a testament to sophisticated and luxurious living. Situated in one of Beaumont Hills most sought after streets, opportunities like this don't come often!

### Listed By

Irfan Masood

The Office

Phone: (02) 9629 3000



Listing Number: 3216218