

Sold



31 Morgan Place, Beaumont Hills



## WARM & INVITING FAMILY HOME OFFERING THE BEST OF LOW MAINTENANCE LIVING

Welcome:

Sitting proud on the high side of a quiet, leafy cul-de-sac, this attractive brick veneer home guarantees a relaxed, low maintenance lifestyle at an address of convenience. Delivering exceptional amenity, the new owners of 31 Morgan Place will find themselves just 170m from the local bus stop, 350m to the local park, 700m to Beaumont Village and just a few minutes' drive to Rouse Hill Town Centre and Metro. With strong crossover appeal for young families and investors alike, the home is zoned for Beaumont Hills Public and Rouse Hill High, and benefits from several other high quality private schooling and childcare options within easy reach.

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**Price** SOLD for  
\$1,600,000

**Property Type** Residential

**Property ID** 499

**Land Area** 450 m2

### AGENT DETAILS

### OFFICE DETAILS

Opes RE  
Suite 609, Atlas, 2-8  
Brookhollow Avenue  
Norwest, NSW, 2153  
Australia  
02 8834 3200

Come in:

Offering a tidy blank canvas, and ready for the new owners to make their mark, the home offers a separate living area upon entry, perfect as a formal sitting room, lounge area or parent's retreat. With refreshed interiors the home's seamless open-plan living and dining areas are enhanced with natural light, a neutral colour palette and porcelain tile flooring. The combined dining and living area enjoys a sunlit northerly aspect, and is centralised around the large, entertainer's kitchen. Ducted air conditioning ensures this space will be comfortable throughout the seasons.

The immaculate original kitchen is drenched in natural light and has views to the backyard, which will appeal to parents of small children. With a stainless-steel appliance suite with gas cooking, generous bench workspace, and ample storage this zone will serve your day to day needs as well as the rigours of entertaining a group of friends. A separate powder room and well-proportioned laundry with external access, complete the ground floor offering.

Up we go:

The upstairs accommodation consists of four generously proportioned bedrooms. All bedrooms offer built-in wardrobes, blinds, on trend carpet flooring and ducted air-conditioning. The expansive master suite comes complete with a large mirrored wardrobe plus a private ensuite. A well-appointed, central bathroom services the family bedrooms, offering a bathtub, corner shower and large vanity.

The great outdoors:

The low maintenance, level backyard enjoys delightful northern sunshine year-round. Fully turfed, it delivers complete privacy and security for the kids and family pets. A covered alfresco area is perfect for entertaining as is, and offers scope for the keen renovator to add value. The spacious double garage enjoys internal access to the ground floor of the home, as well as the convenience of an additional separate storage room.

Blissfully private, 31 Morgan Place promises a lifestyle of low-maintenance comfort in highly sought after Beaumont Hills. Cosy and comfortable as is, with scope to add value, this well-presented home is a desirable opportunity as an entry point into a blue-ribbon suburb or for investors seeking a solid addition to their portfolio.

Location, Location, Location:

- Beaumont Shopping Village: 700m
- Beaumont Hills Public School: 1km
- Rouse Hill Town Centre: 2.2km
- Rouse Hill Metro: 2.5km
- Kellyville Metro: 4.7km

The one?

It's a yes from us.

Contact Gregory on 0455 023 776 or Ruben on 0434 048 968 for more information.

\*All information in this advertisement was gathered from

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