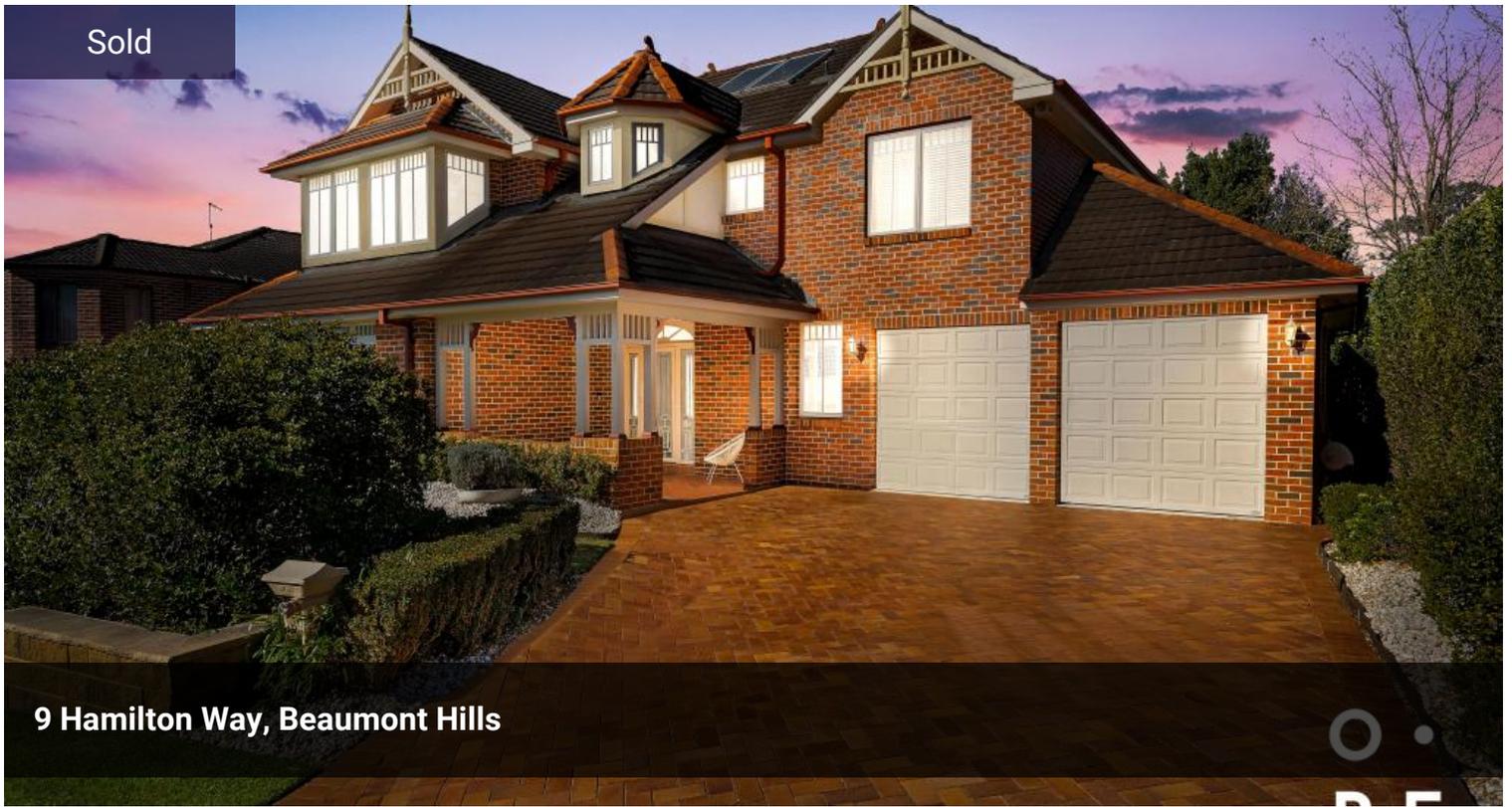


Sold



9 Hamilton Way, Beaumont Hills



## CHARMING FAMILY HOME IN BLUE RIBBON LOCALE'

Welcome:

Oozing class at every turn combined with a vast floorplan suitable for growing and mature families alike, and with enviable proximity to every amenity your family might require. Positioned just minutes to local parks, Beaumont Village and just a few minutes' drive to Rouse Hill Town Centre and Metro, the home is zoned for Beaumont Hills Public and Rouse Hill High, and assures your family a life of central convenience.

The home boasts a generous and flexible family floor plan. The grand entry foyer makes way for a stunning formal lounge and dining area, home office or theatre and flows seamlessly to your family meals and living areas adjacent to the chef's

4 3 2 689.0m2

**Price** SOLD for  
\$2,140,000

**Property Type** Residential

**Property ID** 536

**Land Area** 689 m2

### AGENT DETAILS

### OFFICE DETAILS

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

kitchen. The designer kitchen featuring stainless steel appliances, gas cooktop, ample storage, a breakfast bar and large pantry. Perfectly positioned, overlooking the large family entertaining room and through to the great outdoors.



#### Up We Go:

Providing ample accommodation for the whole family, the upper level of the home offers four well-sized bedrooms with the grand master bedroom offering a large walk-in robe and renovated ensuite with spacious shower with built-in bench and double vanity. Three further queen-sized bedrooms offer expansive proportions, excellent natural light, and built-in robes. The central family bathroom features a bathtub, corner shower and updated vanity.

#### The great outdoors:

The connection between indoors and out truly makes this home shine. The sparkling in ground swimming pool beckons, as does the expansive yard and covered alfresco. Perfect for the kids and family pets to enjoy year-round!

#### **Location, Location, Location:**

- Beaumont Hills Public School: 900m
- Beaumont Shopping Village: 600m
- Turkeys Nest Reserve: 1.1km
- Rouse Hill High School: 3.6km
- Kellyville Metro: 3.1km
- Rouse Hill Town Centre: 2.7km
- Rouse Hill Metro: 2.7km

## **Is this the one? Undeniably.**

For more information contact Greg Mainstone on 0455 023  
776

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