

Sold



10 Minerva Crescent, Beaumont Hills



TRANQUIL ELEGANCE IN A NATURE RETREAT SETTING; PERFECTION!

Welcome:

Located in an ultra-private street in a tranquil pocket of the highly desirable Beaumont Hills. Sprawled across a rare and vast block, wrapped around peaceful nature outlook that will have you feeling like you're away on a holiday every day. Every inch of this impressive property has been well thought out, newly renovated and utilised to its full potential. An immaculate single level home that offers only the very best in family living and entertaining.

Boasting complete privacy, natural light, spacious interiors, and a seamless flow from room to room. The new owners of 10 Minerva Crescent will find themselves just footsteps from the local bus stop, sporting fields and parks. Just minutes'

4 2 2 

Price SOLD for
\$2,065,000

Property Type Residential

Property ID 585

AGENT DETAILS

Alexandra Meadth - 0417
687 239

OFFICE DETAILS

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

drive to local amenities like Beaumont Village, the Rouse Hill Town Centre and Metro stations.

With strong crossover appeal for young or established families the home is zoned for the highly regarded Beaumont Public School and Rouse Hill High School, plus benefits from several other highly regarded private schooling and childcare options within easy reach. This property offers the ideal balance of a peaceful retreat and easy access to everything you need.

Come on in:

Thoughtfully designed, with equal parts comfort and family practicality, multiple living spaces ensure plenty of opportunity for both quality time and relaxed solitude. The spacious entry welcomes an elegant formal lounge and dining room. This versatile space is perfect for entertaining with friends and family or it could be an easy conversion into your home office or relaxation space.

The open plan main living and dining spaces are truly the heart of the home, generous in their proportions and providing ample flexibility to craft a lifestyle that suits your family's needs.

The modern gourmet chef's kitchen combines the best in stylish living, serving the needs of the whole family. Featuring vast 40mm Caesarstone benchtops with breakfast bar, 6-burner gas stainless steel cooktop with a 900mm rangehood, multifunctional double oven and an abundance of bench, pantry and storage spaces.

Comfortably accommodating your family through all ages and stages of life, the thoughtful floorplan delivers four full bedrooms of generous proportions.

The private master suite, generous in its size, welcomes a jaw dropping walk in wardrobe, recently renovated luxury ensuite,

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Open RE

ducted air conditioning and ceiling fan. Furthermore, the remaining 3 queen-sized bedrooms all offer built-in robes, ducted air conditioning and ceiling fans. The central sizeable main bathroom with double vanity has also been exquisitely and extensively renovated to the highest standard.

The great outdoors:

The outdoors is undeniably perfect, dressed in timber decking and features a spectacular alfresco which is great for outdoor dining and an additional relaxed lounge space. The flat lawn area ensures room for children, pets, and the garden enthusiast. Blissfully peaceful and just in time for the warm summer approaching, you'll have your glistening swimming pool surrounded by lush greenery, with modern glass fencing, which is sure to be a huge hit for your guests!

Other features include:

- Tasmanian Oak hardwood floors throughout
- Ducted air conditioning throughout
- Leverage the abundance of natural sun light as this home is powered with solar throughout the year by a new Alpha ESS solar system which includes:
 - 16 x 6.64kw Panels,
 - 1 x 10.1kw Solar battery,
 - 1 x Alpha ESS Hybrid Inverter,
- New Rinnai hot water system
- Huge attic storage with ladder in garage
- Storage area in garage
- Steel outside shed
- Automatic garage doors
- Alarm security system connected to all doors and windows
- 'Crimsafe' mesh in all bedrooms

- Fly screens for all window and security doors
- LED downlights throughout
- 5 x Skylights to savour natural light in the home including the cloak room, entrance, kitchen, dining room and the hallway
- Cloak/mudd room
- Newly painted roof with brand new gutters, facias and down pipes
- Bathrooms newly renovated with quality Oliveri taps and Timberline floating vanities and heated towel racks.

This charming home perfectly combines abundant style and attention to detail with the promise of low-maintenance comfort in the highly popular Beaumont Hills.

Location, Location, Location:

- Rouse Hill Town Centre – 3.1kms
- Rouse Hill Metro – 3.1kms
- North Kellyville Square Shopping Centre – 3kms
- Beaumont Public School – 800m
- Rouse Hill High – 4.1km
- Smalls Creek Reserve – 50m

The one?

Yes indeed!

Contact Gregory on 0455 023 776 or Alexandra on 0417 687 239 for more information.

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