



37 Wilkins Avenue, Beaumont Hills



## LOW MAINTENANCE, UPDATED HOME + WALK TO METRO + NORTH-EAST FACING

This charming home is situated on the high side of a serene cul-de-sac. It's conveniently located just a short drive from Beaumont Village, Rouse Hill Town Centre, express buses, and walking distance to Kellyville Metro. This gem of a home presents an irresistible opportunity for families craving life in a top-tier neighbourhood, and for the savvy investor eyeing a lucrative addition to their portfolio.

Inside, tastefully refreshed interiors offer a modern ambiance with new hybrid timber floors, freshly painted walls, and roller blinds throughout. The kitchen has been freshly updated and boasts stainless steel appliances and ample storage, while

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First Open Home

**Price** Saturday 2:30pm - 3:00pm

**Property Type** Residential

**Property ID** 597

### AGENT DETAILS

Alexandra Meadth - 0417 687 239

Laura Nasr - 0415 032 367

### OFFICE DETAILS

Opes RE  
Suite 609, Atlas, 2-8

multiple downstairs living areas provide space for gatherings or relaxation.

Upstairs, an over-sized master suite with walk-through robe and ensuite awaits, alongside three family bedrooms with hybrid timber flooring and a versatile rumpus area. Outside, the fully fenced backyard with covered alfresco is perfect for entertaining or enjoying outdoor activities with pets and children.

With its desirable location and modern comforts, this home presents a fantastic opportunity for families and investors alike, with plenty of scope to make it your own as well as add value.

- + Walk to Kellyville Metro and just minutes drive to Beaumont Village and Rouse Hill Town Centre
- + Zoned for Beaumont Hills Public and Kellyville High; only minutes to John XXIII Primary, Our Lady of the Rosary, St Marks Catholic College, William Clarke, Rouse Hill Anglican, Australian International Academy, Malek Fahd
- + Refreshed interiors with hybrid timber floors and roller blinds
- + Modern, refreshed kitchen with stainless steel appliances
- + Over-sized master suite with walk-through robe and ensuite
- + Versatile rumpus area upstairs plus balcony
- + Fully fenced backyard with covered alfresco area
- + Spacious double garage with internal access

Brookhollow Avenue  
Norwest, NSW, 2153  
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\*All information in this advertisement was gathered from

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