

Sold



22 Ben Place, Beaumont Hills



## WARM AND INVITING FAMILY HOME!

Welcome:

This wonderful double storey family residence boasts grand proportions. Maximising the entire 617m<sup>2</sup> cul-de-sac fronted block. Spacious light filled living spaces from top to bottom. Exceptionally positioned in a whisper quiet street, minutes from local/school buses and a short walk to the highly regarded Iron Bark Ridge Public School, Beaumont Shopping Village, Rouse Hill Town Centre and the Metro. Simply a must have for your family.

Come In:

The wide entry way immediately welcomes you to your new home. An elegant formal living and dining room for

5 3 2 617.0m<sup>2</sup>

**Price** SOLD for  
\$1,765,000

**Property Type** Residential

**Property ID** 417

**Land Area** 617 m<sup>2</sup>

**AGENT DETAILS**

**OFFICE DETAILS**

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

entertaining and adjacent is a perfectly positioned home office or potential 5th bedroom, which is complimented by the recently renovated downstairs bathroom with shower. Venture through and the floor plan expands to the enormous kitchen boasting all stainless-steel appliances, a large benchtop complete with breakfast bar, lots of storage and walk in pantry, finished with a large gas cooktop and oversized oven. The kitchen overlooks the family meals, living and out to the impressive alfresco and glistening swimming pool.

#### Up We Go:

For the growing or established family, the upstairs comes well equipped with a roaming upstairs rumpus room; perfect for children or teenagers to retreat. This space also lends itself to working from home if necessary. The upstairs rumpus then feeds into 4 fantastic bedrooms. The grand master suite is incredibly spacious, boasting a presidential style ensuite and complimented by a generous dual walk-in wardrobe. Mum and Dad's oasis. The remaining bedrooms are double in size and come well equipped with reverse cycle ducted air conditioning for year-round comfort and offer brilliant proportions, built in robes and are serviced by a central bathroom and separate toilet.

#### The Great Outdoors:

An impressive private covered alfresco which flows nicely to a glistening swimming pool, perfect for the warmer months approaching, as well as grass for the kids and family pets to enjoy!

#### Location. Location. Location:

Beaumont Shopping Village: 1.1kms

Beaumont Public School: 1.7kms

Rouse Hill Town Centre: 3.1kms

Rouse Hill Metro: 3.1kms

Kellyville Metro: 3.6kms

Not to be missed, this could be YOUR new family home.

If you have any questions, I'm available to chat on 0455 023 776. Gregory Mainstone.

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