



## 17 Stanford Circuit Rouse Hill NSW

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Welcome to this single-level residence located in the sought-after Highlands Ridge Estate. Nestled in a serene and peaceful street, surrounded by other high-quality homes, this property is bursting with potential and offers the perfect opportunity for the growing family, astute investor or downsizers seeking a comfortable and low-maintenance lifestyle.

### Property Features:

- Step into the tiled entry foyer, leading to the spacious formal lounge and dining areas
- Enjoy the open-plan living with a spacious kitchen overlooking the huge meals and family area
- A separate rumpus room offers the perfect space for relaxation, overlooking the beautiful outdoor entertaining area

**Price** : \$ 1,300,000  
**Land Size** : 450 sqm  
**View** : <https://www.gilmour.com.au/sale/nsw/hills/rouse-hill/residential/house/7465885>



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