



40 India Parade, Rouse Hill



Modern, Energy-Efficient Family Home with Low-Maintenance Lifestyle 40 India Parade, Rouse Hill NSW 2155

Enjoy smart, hassle-free living in this contemporary home located in one of Sydney's most vibrant northwest growth areas.

Versatile and spacious layout ideal for families, remote workers, or entertainers Multiple living areas: generous open-plan lounge and dining zone + extra flexible rooms perfect for a home office, kids' retreat, playroom, gym, or media space

Modern kitchen with quality appliances – great for daily cooking or hosting friends
 Comfortable bedrooms with built-in wardrobes (master featuring ensuite)
 Fully landscaped / paved backyard – beautifully low-maintenance outdoor space, no lawns to mow! Ideal for safe kids' play, alfresco BBQs, outdoor workouts, relaxing, or even setting up a small veggie patch or play equipment

Solar panels installed – enjoy significantly reduced electricity bills and eco-friendly living all year round

Extra storage bonus: Landlord provides additional cabinets in the living room for your convenience – perfect for toys, books, seasonal items, or everyday clutter
 Secure double lock-up garage + off-street parking
 Ducted air conditioning, modern fittings, and abundant natural light throughout

Outstanding Northwest Sydney Location:

Drive minutes to Rouse Hill Town Centre – major shops, restaurants, cinemas, Woolworths/Coles, cafes & more

Superb transport access: quick to M7 & M2 motorways, nearby Sydney Metro
 Surrounded by excellent schools (public & private), parks, playgrounds, and new community amenities

Easy commute to Bella Vista, Norwest Business Park, Castle Hill, Parramatta, and

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Price DEPOSIT TAKEN \$780 Per Week

Property Type Rental

Property ID 2178

Agent Details

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Sydney CBD

In the heart of Sydney's fast-growing, family-oriented northwest precinct

This property combines indoor practicality, thoughtful extras (like provided living room storage and solar power), and a truly low-maintenance outdoor area – giving you more time to enjoy family, work, or leisure without the upkeep!

\$800.00 per week Pets considered upon application.

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