







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 entertainersMultiple 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 hardscaped / 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

4 3 2

Price	DEPOSIT TAKEN $780 Per Week
Property Type	Rental
Property ID	2178

Agent Details

Qiao(Maggie) Sun - 0493388441

Office Details

Ashfield
Suite 58 1 Brown Street Ashfield NSW 2131 Australia
02 9799 8886

CAPRI PROPERTY MANAGEMENT

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.