

### 31 Morgan Place BEAUMONT HILLS NSW

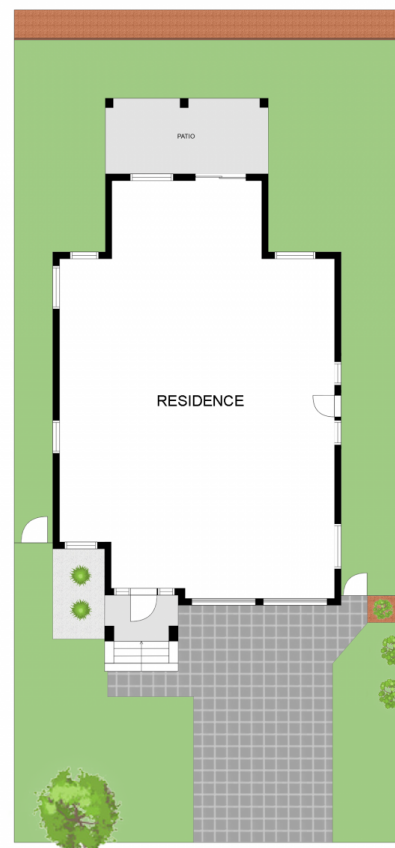
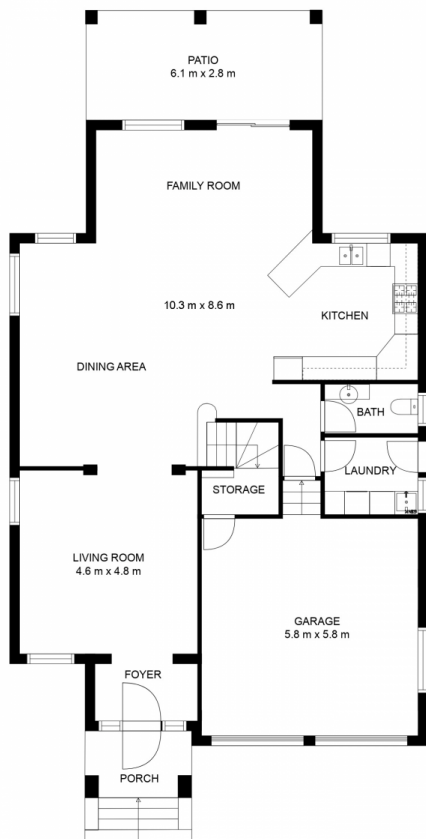
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Welcome:

Sitting proud on the high side of a quiet, leafy cul-de-sac, this attractive brick veneer home guarantees a relaxed, low maintenance lifestyle at an address of convenience. Delivering exceptional amenity, the new owners of 31 Morgan Place will find themselves just 170m from the local bus stop, 350m to the local park, 700m to Beaumont Village and just a few minutes drive to Rouse Hill Town Centre and Metro. With strong crossover appeal for young families and investors alike, the home is zoned for Beaumont Hills Public and Rouse Hill High, and benefits from several other high quality private schooling and childcare options within easy reach.

**Land Size : 450 sqm**

Come in:



31 MORGAN PLACE,  
BEAUMONT HILLS

4 Bed, 2 Bath, 2 Car

Land area (approx.) 450 sqm  
Internal area (approx.) 236 sqm

THE PLAN IS SHOWN FOR GENERAL GUIDANCE ONLY. ALL AREAS, MEASUREMENTS AND DISTANCES ARE APPROXIMATE AND NOT TO SCALE. OPES RE, ITS SERVICE PROVIDERS AND VENDOR WILL ACCEPT NO RESPONSIBILITY FOR ITS ACCURACY. INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN INDEPENDENT ENQUIRIES.

