

### 37 Wilkins Avenue Beaumont Hills NSW

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This charming home is situated on the high side of a serene cul-de-sac. It's conveniently located just a short drive from Beaumont Village, Rouse Hill Town Centre, express buses, and walking distance to Kellyville Metro. This gem of a home presents an irresistible opportunity for families craving life in a top-tier neighbourhood, and for the savvy investor eyeing a lucrative addition to their portfolio.

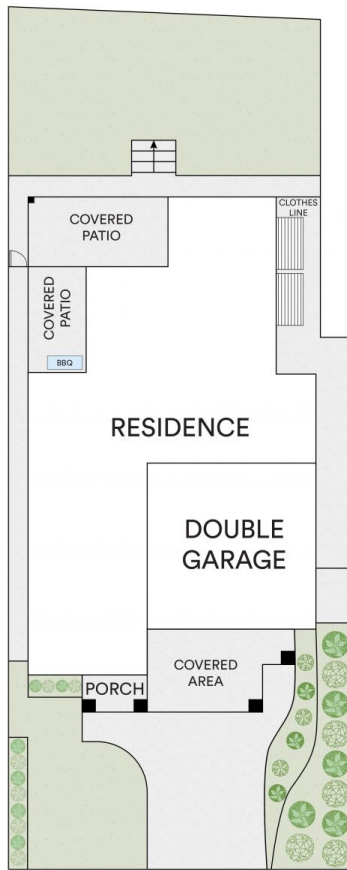
Inside, tastefully refreshed interiors offer a modern ambiance with new hybrid timber floors, freshly painted walls, and roller blinds throughout. The kitchen has been freshly updated and boasts stainless steel appliances and ample storage, while multiple downstairs living areas provide space for gatherings or relaxation.

Upstairs, an over-sized master suite with walk-through robe and ensuite awaits, alongside three family bedrooms with

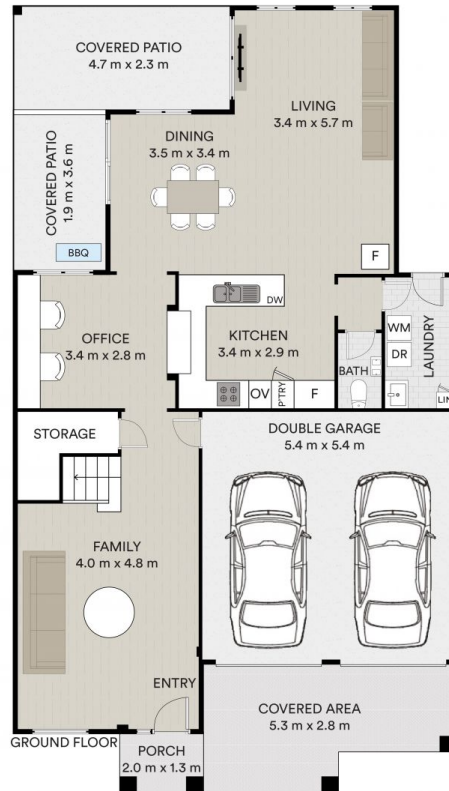
**Price : \$ 1,570,000**



**Alexandra Meadth**  
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SITE PLAN (NOT TO SCALE)



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All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and description.