



### 15 Scout Street (Nirimba Fields), Schofields AUCTION



#### Brand New 27.3 sq Custom Built Five Bed + Media in everpopular Akuna Visa Location

Nestled in the ever-popular Akuna Vista community, this home is a statement in contemporary design with meticulous attention to detail. This brand new custom-built quality home exudes sophistication and boasts high ceilings throughout with its expansive multi-zone living areas to intimate retreats. A spacious and inviting residence of 27.3 sq that epitomizes modern elegance at its finest, thoughtfully crafted to cater to every aspect for you and your family.

With a home designed to elevate your lifestyle, step inside and be greeted by a grand entrance with a beautiful void and versatile layout that seamlessly blends luxury living with functionality. The front living area exudes sophistication and offers a cozy space for quiet moments or intimate conversations. Continue through to discover the heart of the home - a combined kitchen, dining, and living area that radiates warmth and charm. Natural light floods throughout, creating an inviting ambiance that beckons you to unwind and enjoy the comforts of home. Additionally, there is a media room downstairs, another ideal space to spend time with loved ones. Step outside to the outdoor to the low-maintenance backyard complete with decking.

Prepare to be dazzled by the culinary delights that await in this gourmet kitchen. Every detail has been meticulously curated to elevate your cooking experience to new heights. Featuring top-of-the-line appliances, including a 5-burner gas cooktop, 600mm oven to 900mm, and walk in pantry. The centrepiece of the kitchen is the waterfall island benchtop, complete with an eat-in breakfast bar. With an abundance of storage space, this kitchen is as practical as it is beautiful.

Accommodation consists of five great-sized bedrooms. The master bedroom truly steals the spotlight, offering a luxurious retreat with a walk-in wardrobe, you'll never have to compromise on storage space, as well as a lavish ensuite bathroom. Additionally a bedroom and bathroom downstairs, ideal for guest and in-law accommodation.

Features you are sure to love:

- Brand new 27.3 sq home
- Designer and LED lights throughout the home
- Ducted air conditioning
- Front living area with a great void
- Built-in study upstairs
- Access to balcony from study



**Amit Kumar**

Principal - Amit Kumar Property

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- Bathrooms with floor-to-ceiling tiles
- Fifth bedroom and media room downstairs
- Outdoor decking area
- Remote-controlled, single lock-up garage with internal access

Location Highlights:

- 5-minute walk to Nirimba Fields Primary School opened this year
- Walking distance to Schofields Train Station and Schofields Shopping Village
- Within a 5-minute walk to the upcoming Akuna Vista Parks, playfield, school and shopping centre
- 8-minute drive to Tallawong Metro Station
- 10-minute drive to Rouse Hill Town Centre
- Easy access to M7 Motorway and Sydney CBD

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. All interested person/s should rely on their own enquiries.

**Features**

Alarm System  
Built-In Robes  
Dishwasher  
1 Ensuite  
2 Living Areas  
NBN Available  
Study  
Balcony  
Deck  
Remote Garage Door  
Air Conditioning



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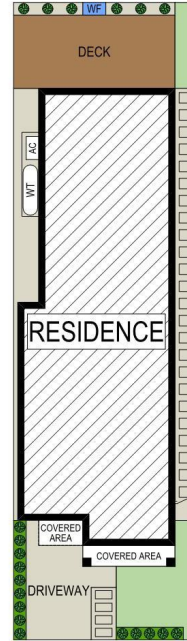
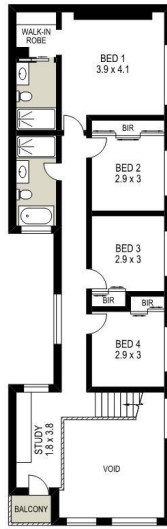
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