



## 8 Agaricus Road, OAKVILLE, NSW 2765

### Luxury, Space & Style - Brand New Double Storey Residence

Elders Real Estate Rouse Hill / Box Hill proudly presents this impressive family residence that perfectly combines comfort, quality, and lifestyle. Thoughtfully designed for modern family living and effortless entertaining, this beautifully appointed home offers 5 generous bedrooms, 3 stylish bathrooms, a double garage, and an exceptional outdoor kitchen ideal for year-round gatherings.

From the spacious floorplan to the premium finishes and landscaped backyard, every detail of this home has been carefully considered. Whether you are a growing family seeking space and functionality or an entertainer who enjoys hosting family and friends, this residence delivers the perfect balance of practicality and elegance.

#### Key Features

- Five spacious bedrooms, including a luxurious master suite with walk-in robe and private ensuite.
- Three modern bathrooms featuring quality fittings and floor-to-ceiling tiling
- The Master bedroom features a spacious walk-in robe, a stylish ensuite with double

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 39P0814

#### CONTACT DETAILS

**Ranbir Sangha**  
0412 002 953

vanity, and private access to a large balcony offering beautiful views. The perfect space to relax and unwind.

- Expansive open-plan living and dining areas seamlessly connecting to the outdoor entertaining space
- Spacious family living area featuring a fireplace, TV niche and impressive void ceiling for a grand sense of space.
- Stylish kitchen with waterfall 40mm stone benchtop, 900mm gas cooktop and walk-in pantry for ample of storage.
- Upstairs rumpus area enhanced by a striking void, creating a bright and airy space perfect for a second family retreat or children's living area.
- Well-appointed dining area perfect for everyday family dining and entertaining guests.
- Energy-Efficient 10.5 KW Solar System with Comprehensive Security Camera Setup
- Outdoor kitchen perfect for alfresco dining and entertaining guests.
- Separate formal lounge upon entry providing additional living flexibility.
- Double lock-up garage with internal access plus additional driveway parking.
- High ceilings, Ducted air conditioning and downlights throughout.
- Low-maintenance backyard ideal for children, entertaining and relaxed family living.

#### Location Highlights

- Approx. 4 minutes to Oakville Public School
- Approx. 6 minutes to Santa Sophia Catholic College
- Approx. 5 minutes to Carmel Village Shopping Centre
- Approx. 10 minutes to Riverstone Train Station
- Short drive to Rouse Hill Town Centre and Metro Station

This is a fantastic opportunity to secure a premium family home in a peaceful, family-friendly neighbourhood while remaining conveniently close to schools, shopping centres and transport options.

For further information or to arrange an inspection, please contact:

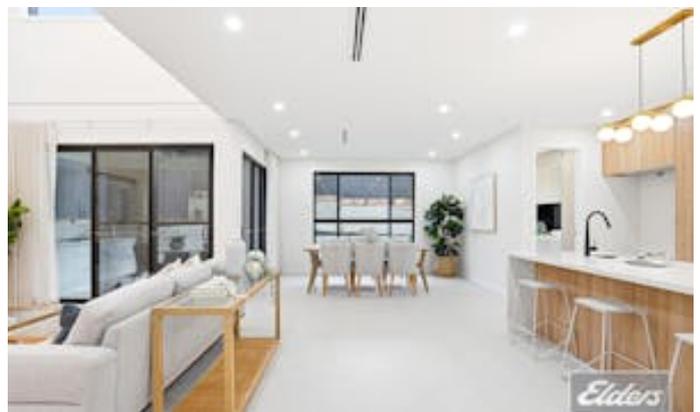
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Other features: 3 Phase Power, Area Views, Close to Schools, Close to Shops, Close to Transport

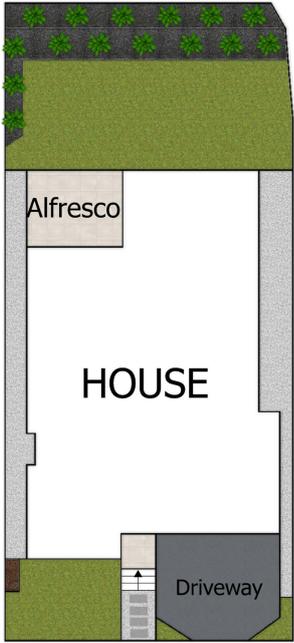
- Land Area 347.00 square metres
- Building Area: 35.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- Ensuite
- Floorboards



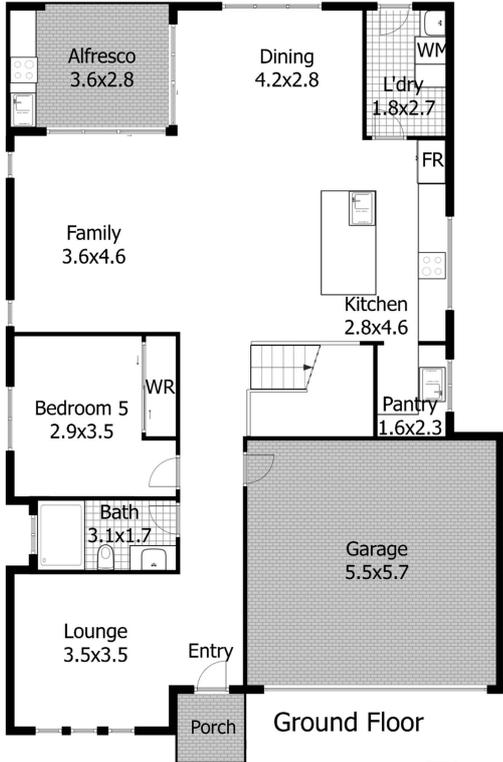




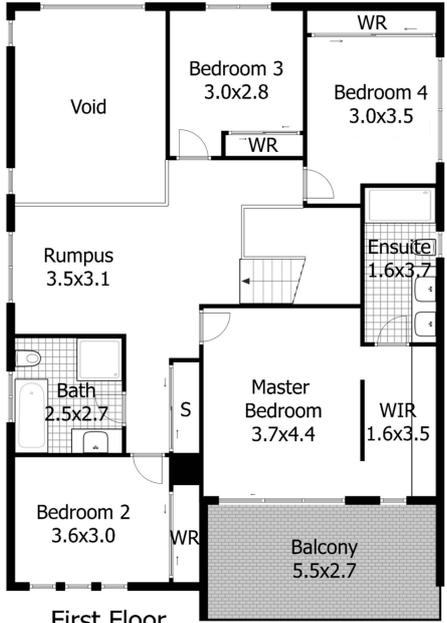




Siteplan



Ground Floor



First Floor

Floorplan

**DISCLAIMER:**  
 This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent will not accept any liability Interested parties should make and rely on their own enquiries



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 Oakville