

100 Rooty Hill Road North Nth, Rooty Hill, NSW 2766

Sold - \$1,250,000

House 5  2 



SOLD BY COLIN MACKENZIE & YVONNE TSEROS

Prime Development Opportunity - 1201m² Block with Subdivision Potential (S.T.C.A)

If renovating is your dream, step in and be inspired with this little gem in its original condition!

Unlock the full potential of this home on a rare 1201m² parcel of land, perfectly positioned for savvy investors, developers, or those dreaming of owning a family home on an expansive block with room to grow.

Highlights:

- * Expansive 1201m² (approx.) block offering ample space and flexibility
- * Zoning and size ideal for subdivision - subject to council approval (STCA)
- * Wide frontage with a rectangular shaped block enhancing development potential
- * Well-established neighbourhood and perfectly positioned in a sought after location
- * Close to schools, shops, public transport, and essential amenities perfect for those searching for convenient living

Attached Guest Accommodation / Home Business Space With Features Including:

- * Front Bedroom / waiting area, kitchenette, toilet and shower.
- * Spacious light-filled living room with built-in storage space and air-conditioning.
- * Was previously utilized as a doctor surgery and would be ideal guest accommodation / retreat or for a small business (subject to council approval)

Main house with:

- * 4 bedrooms with built-in wardrobes in two rooms, one room featuring an attached room ideal for a baby nursery / teenage-retreat
- * Main bedroom with direct access to private patio
- * Renovated kitchen with stone bench tops, two pantries, rangehood + ample cupboard / bench space
- * Spacious open plan living and dining area with air-conditioning
- * Timber floors through dining room, bedrooms and hallway
- * Family bathroom featuring separate bath and shower + separate toilet
- * External laundry

Listed By

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Open for Inspection

By Appointment.