

3 Mentor Gld, Rooty Hill, NSW 2766

Sold - \$900,000

House 3 2 1



## SOLD BY YVONNE TSEOS & COLIN MACKENZIE

If you've been searching for a newly built family home, look no further as 3 Mentor Glade Rooty Hill is the ONE for you!

**Open for Inspection**

By Appointment.

Just 5 years young and immaculately presented throughout this beautiful property is sure to impress from the moment you walk through the front door.

This feature packed property boasts the following inclusions:

- \* High ceilings, downlights and ducted air-conditioning throughout the home
- \* Tiled flooring to the hallway, dining and kitchen
- \* Spacious light-filled loungeroom
- \* Modern kitchen with an abundance of cupboard and bench space, dishwasher, canopy rangehood and gas cooktop
- \* Large dining room with sliding door leading out to the covered alfresco area
- \* Main bedroom boasts modern ensuite with quality fittings and walk-in wardrobe
- \* Two additional bedrooms both generous in size featuring built-in wardrobes
- \* Modern and spacious family bathroom boasting separate bath and shower and quality fittings
- \* Linen cupboard + Internal laundry with additional built-in storage space
- \* Covered alfresco area with downlights and ceiling fan, perfect for entertaining
- \* Good sized backyard and established gardens and plants
- \* Solar panels
- \* Single lock up garage with auto roller door

Add to this the house is located close to parks, transport, schools, shops and more some of which include:

- \* 3 minute drive to St Agnes Catholic School (1.4 km)
- \* 4 minute drive to Rooty Hill Railway Station (1.6 km)
- \* 4 minute drive to Angus Park (1.9 km)
- \* 6 minute drive to West HQ (1.7 km)
- \* 7 minute drive to Rooty Hill High School (2.2 km)
- \* 6 minute drive to Eastern Creek Quarter Shopping Centre (1.7 km)

### Listed By

Colin Mackenzie

Yvonne Tseos

Phone: (02) 9832 7500

