

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

Sold - \$1,460,000

House 3  1  1 



## SOLD BY ROY AMERY & NELSON MONTALVO

Roy Amery & Nelson Montalvo of R&W Rooty Hill & Westfield Mt Druitt are proud to present this unprecedented opportunity, positioned in the North Rooty Hill commercial / business precinct, we have two properties on 2 separate titles, buy one property, or buy both properties. Each property is on 1170m2 and 15.24 metre frontage, with a total combined land size of 2340m2 and 30.48 metre frontage.

**Open for Inspection**

By Appointment.

This is once in a generation opportunity, and the vendors are motivated to sell!

Located only footsteps from Rooty Hill train station, shops, schools and Rooty Hill RSL Club (West HQ) and easy access to M4 / M7 Motorways.

62 Rooty Hill Road North, Rooty Hill:

- \* 3 bedroom brick home on 1170m2 (R2 Zoning)
- \* Wide 15.24-meter frontage
- \* Large bathroom with shower, bathtub and toilet
- \* Separate kitchen with plenty of storage space
- \* Separate dining and lounge
- \* Outside laundry
- \* Sunroom / covered entertaining
- \* 250 metres to Rooty Hill train station and located In Rooty Hill Shopping precinct

Please call Roy Amery & Nelson Montalvo from Richardson & Wrench Rooty Hill & Westfield Mt Druitt on 0414 672 497 for further information.

### Listed By

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