

10 Burns Cl, Rooty Hill, NSW 2766

Sold - \$1,150,000

House 4 3 2



SOLD BY CHRIS SALEH

OPEN FOR INSPECTION SATURDAY 23RD OCTOBER 2021 FROM 11:00AM - 11:30AM

Come and inspect this fantastic 20 year old executive style family home situated amongst other quality homes. It is in walking distance to all local amenities which includes local Shopping Centre and main street, local Primary and High Schools, massive park and playing fields, Transport including the Rooty Hill train station and easy access to the popular M4 motorway. This is a rare opportunity to upgrade and should not be missed!!

Additional features include:-

- * Four great size bedrooms upstairs all with built-in robes and floating laminate flooring, main with walk-in robe, en-suite bathroom, split system air conditioning and access onto upstairs balcony plus fifth bedroom/study downstairs complete with alarm
- * Light filled combined formal lounge and formal dining on entry, separate family room and informal dining area off the kitchen plus downstairs and upstairs rumpus areas all painted in neutral colour scheme throughout
- * Beautifully appointed and updated kitchen perfectly positioned with all living areas around it complete with great size pantry, gas stove, stainless steel appliances including dishwasher, lots of cupboard space for storage and massive bench space for food preparation which also offers breakfast bar potential
- * Extremely well presented bathrooms, main with separate bath, shower and combined toilet, identical en-suite bathroom with massive shower recess (only) plus renovated downstairs shower and toilet and an internal laundry
- * Large covered outdoor entertaining area complete with spa overlooking private and child friendly rear yard plus landscaped and fully fenced front and rear yards
- * Double lock up garage with automatic front door and also offering rear and internal home access
- * All this on a 550m2 block and potential rent return of approximately \$620 to \$650 per week

To find out more or to book an inspection please call Chris Saleh on 0448 374 365!!

CONDITIONS OF ENTRY TO INSPECT PROPERTIES

The safety and well-being of our clients and staff is always our top priority and we are committed to ensuring that we follow all measures put in place by government and health authorities. It is a condition of entry, that attendees to our property inspections agree to comply with the below terms and conditions.

1. For the last 14 days prior to the Date of Inspection, I have not had any COVID-19 symptoms, including (without limitation) fever, a cough, sore/scratchy throat

Listed By

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