

12- Short St, Rooty Hill, NSW 2766

Sold - 15/02/2023

House 4 2 1



SOLD BY LAURA & MARK COMBER

What a truly rare find! This property boasts the unique combination of a modern free-standing house with the location that most people will only dream of. The house is absolutely stunning with beautiful renovations throughout and is located just a short 450m walk to Rooty Hill train station and even closer to local shopping and schools.

Features:

- 4 1/2 Four bedrooms with built-in wardrobes to three
- 1/2 Master bedroom features an ensuite
- 1/2 Separate study nook 1/2 perfect study area for the kids or a home office
- 1/2 Spacious separate lounge room + separate dining area both with split system air conditioning
- 1/2 1/2 Brand New 1/2 kitchen and appliances - Very, very impressive!
- 1/2 Well-appointed main bathroom
- 1/2 Lock-up garage + off street parking
- 1/2 Plenty of backyard for the kids to play plus a garden shed
- 1/2 Other bonuses include new flooring throughout, new blinds, freshly painted, new LED lighting + + +

You won't have to spend another cent here, just move in and enjoy all the modern cons and the very convenient location. You will be impressed!

Disclaimer:

Please note that all information herein is gathered from sources we, LJHooker Rooty Hill believe to be reliable. However we, LJHooker Rooty Hill cannot guarantee its accuracy and any interested person/s should rely on their own enquiries. All measurements and distances noted in the above advert are to be considered approximates and to be used as a guide only.

Open for Inspection

By Appointment.

Listed By

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