

10 Polaris Place, Rooty Hill, NSW 2766



Sold House

Wednesday, 29 November 2023

10 Polaris Place, Rooty Hill, NSW 2766

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 556 m2

Type: House



Colin Mackenzie

0416094265

\$932,000

Colin Mackenzie of R&W Rooty Hill is excited to present 10 Polaris Place Rooty Hill to the market for sale! This immaculately presented and spacious brick veneer home is proudly positioned in the heart of Rooty Hill, in a quiet cul-de-sac and close to schools, shops, parks, bus services and more! Making this home the perfect choice for either the investors or for the growing families in need for some additional space! This feature packed family home boasts the following inclusions: * Gabled double carport / covered front patio * Side access behind lock up gates * Separate tiled entry / foyer area * Ducted air-conditioning throughout the home * Freshly painted inside and out * New carpet to the lounge room and bedrooms * Spacious lounge room with ceiling fan and gas heating * Immaculately presented timber kitchen boasting gas stovetop, rangehood, pantry and ample amounts of cupboard and bench space + breakfast bar * Good sized dining area leading off the kitchen * Three good sized bedrooms with built-in wardrobes in two rooms and ceiling fans to all, electric roller shutters to the windows of bedrooms two and three * Linen cupboard to the hallway * Modern bathroom with floor to ceiling tiles, large dual vanity with stone benchtops and ample cupboards / drawers for additional storage space, large shower and toilet * Separate 2nd toilet with sink * Internal laundry with built-in cupboards and shelving and rear door to access the covered entertaining area and backyard

The Features Outside Will Surprise! Boasting: * Huge covered entertaining area * Built-in BBQ connected to natural gas plus attached sink perfect for summer entertaining * Low maintenance rear yard with combination of concrete and paved areas * Double tandem lock up garage that was previously used as a games room and made complete with an additional bathroom including a shower toilet and vanity * Pool table within the garage including all accessories will stay with the property, perfect for the entertainers * Garage/games room also boasts a gas heating bayonet and air-conditioner * Bird aviary to the rear of the block * Garden shed * Solar system / solar panels * Set on a 556.4 metre block

Add to all of this you couldn't ask for a better location! * 4 minute walk to bus stop (270 m) * 6 minute walk to Angus Park (450 m) * 10 minute walk / 2 min drive to Rooty Hill Railway Station (750 m) * 3 minute drive to St Agnes Catholic High School (1.8 km) * 4 minute drive to West HQ (2 km) * 4 minute drive / 12 min walk to Rooty Hill High School (2.5 km) * 5 minute drive / 17 min walk to Rooty Hill Public School (2.5 km) * 6 minute drive to Eastern Creek Quarter Shopping Centre (3 km)

For families and for the investors alike, be sure not to miss the open home as 10 Polaris Place Rooty Hill is sure to impress you from the moment you walk through the front door!! For further information or to obtain a copy of the contract contact Colin Mackenzie today on: 0416 094 265