

# 114 Station Street, Rooty Hill, NSW 2766



## Sold House

Tuesday, 27 February 2024

114 Station Street, Rooty Hill, NSW 2766

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1088 m2

Type: House



John (Junrui) Huang



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**\$1,388,888**

S1 Property presents an unparalleled opportunity with this fully renovated, brick 5-bedroom house, nestled on a massive 1088sqm block, offering both a luxurious family haven and immense development or business potential. This exclusive property is not just a home, it's a canvas for your future, perfectly suited for upsizing families, astute investors and local business operators seeking space and versatility.

- 5 Expansive Bedrooms: Each bedroom is designed to provide ample space, ensuring both comfort and an opportunity for personal expression
- Diverse Living Spaces: Boasts separate living areas, perfectly designed to accommodate a home office for local business operations, equipped with air conditioning and a fireplace for optimal comfort throughout the year
- Modern Gourmet Kitchen: A contemporary, spacious kitchen outfitted with stainless steel appliances, showcasing modern efficiency and style
- Effortless Open Plan Dining: A seamlessly integrated open-plan dining space, ideal for both casual family meals and refined entertaining
- Fully Renovated Modern Bathroom: A newly updated designer bathroom that beautifully merges modern sophistication with practicality
- Elegant Flooring and Lighting: The residence is adorned with polished floorboards and soft down-lights, creating an inviting and warm atmosphere
- Comprehensive Laundry Facilities: Features a large laundry room equipped with an extra shower and bathroom
- Huge Outdoor Entertaining Area: A vast outdoor space, including both front and backyard, perfect for a child-safe playground and enthusiasts of gardening
- Extensive Workshop Space: 3 car garage complemented by additional workspace, perfectly suited for storage or meeting the warehouse requirements of local businesses.

With the expansive 1088sqm land, there exists significant potential for further warehouse expansion and the opportunity for conversion into a granny flat, creating a promising avenue for double rental income. Every aspect of this property has been thoughtfully curated to elevate your living experience and cater to your entrepreneurial aspirations. Reach out to S1 Property now to explore how this distinctive property can serve as the foundation for a new chapter in your life.