

**117 Hamrun Circuit, Rooty Hill, NSW 2766**



**House For Sale**

Monday, 11 December 2023

117 Hamrun Circuit, Rooty Hill, NSW 2766

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 590 m2**

**Type: House**



Roy Amery

0414672497

## JUST LISTED

OPEN FOR INSPECTION WEDNESDAY 13TH OF DECEMBER 2023 FROM 6:30 PM TO 7:00 PM Roy Amery of R&W Rooty Hill & Westfield Mt Druitt is proud to present this 4 bedroom brick home nestled in a sought after pocket of South Rooty Hill and surrounded by modern homes, offering relaxed living and multiple entertaining areas inside and outside, large and spacious kitchen with island bench, gas cooking and new dishwasher, there are formal lounge and dining areas plus large rumpus room overlooking the In-ground swimming pool. All four bedrooms are spacious, including a master bedroom with an en-suite and walk in robe, ducted air-conditioning, window shutters, the wide driveway has room for multiple cars, leading up to the double lock up garage with automatic doors and internal access, located within a short distance to Eastern Creek Quarter Shopping Centre, Rooty Hill Train Station, Shops, Schools, Rooty Hill RSL Club (West HQ) and easy access to M4/M7 motorways. If you're looking to upgrade into a premium residence, then come and inspect this huge family home. HOUSES LIKE THIS DON'T BECOME AVAILABLE OFTEN, SO DON'T MISS OUT! Featuring: \*4 bedroom brick home with ducted air-conditioning \*En-suite and walk in robe to master bedroom \*Separate formal lounge and dining areas \*Large kitchen with gas cooking, dishwasher, skylight and plenty of cupboard space \*Rumpus room overlooking the in-ground swimming and leading out to covered entertaining area \*Built in robes and window shutters \*Spacious main bathroom with separate bath tub and shower \*Alfresco area off dining (2nd covered entertaining area) \*Double lock up garage with automatic doors and internal access \*Plenty of room for car parking on wide driveway \*Spacious backyard with huge covered entertaining area \*In-ground swimming pool \*Excellent size block of land (590.5m<sup>2</sup>) \*This is the perfect home for entertaining Please call Roy Amery from Richardson & Wrench Rooty Hill & Westfield Mt Druitt on 0414 672 497 for further information