

12/144 Hamrun Circuit, Rooty Hill, NSW 2766



Sold Villa

Tuesday, 12 March 2024

12/144 Hamrun Circuit, Rooty Hill, NSW 2766

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 204 m2

Type: Villa



Umer Chaudhry
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Khurram Shehzad
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\$765,000

Experience premium comfort, spacious living, and exceptional quality in this remarkable home that's poised to captivate. Nestled in a serene locale, this modern family home, nearly brand new, enjoys a peaceful street setting just moments from convenient transportation options, making it the perfect choice for your growing family's daily needs. Whether you're a family new to the area or an astute investor, this charming home's proximity to the Local Shopping District (featuring Westfield and Eastern Creek Retail Centre), scenic parklands, and a range of public and private schools makes it an enticing opportunity. Don't let this fantastic chance slip away; schedule your viewing today!

Features: + 3 queen size bedrooms + Good flow of air and light in bedrooms + Built-in wardrobes to all bedrooms + Ensuite to master bedroom + Open plan lounge and separate dining area + Polished porcelain tiles throughout living and kitchen + Gas kitchen with granite waterfall bench top, dishwasher and tiles splash back + Ducted Air-conditioning heating/cooling throughout with dual zone. + Alarm and video intercom + Modern Internal laundry with extra storage + Spacious main bathroom + Double Single car garage with internal access and an open Car Port. + Pergola and Wooden deck in backyard. + Great spacious low maintenance entertainment area with covered patio and built-in BBQ (managed by Strata) + Rental Potential \$600 per week

Local Amenities (approximate): + Rooty Hill Train Station (2.1 km) + Rooty Hill High School (2.4 km) + Rooty Hill public School (2.4 km) + Tafe (2km) + Eastern Creek Quarters (2.7km) + West HQ (2 km)

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