

**1&2/16 Dr Lawson Place, Rooty Hill, NSW 2766**



**Sold House**

Tuesday, 5 March 2024

**1&2/16 Dr Lawson Place, Rooty Hill, NSW 2766**

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

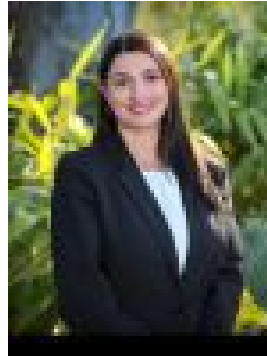
**Area: 560 m2**

**Type: House**



Terry Li

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Roselyn Chapple

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**\$1,540,000**

It is a Rare Opportunity on Offer this Pair Of Duplex For Sale!! Investors & Owner Occupier please take note. Change To the Lifestyle and Freedom That You Deserve. Live In One and Live Off the Other. Returning investment \$1190 per week at the moment with opportunity to increase to \$1300pw. Conveniently located close to both private & public schools, public transport and the new Eastern Creek Quarter Shopping Centre ECQ makes this property a very desire to own. Don't miss this rare opportunity. This impressive two-story duplex is ideally located in a sought after pocket of Rooty Hill. Duplex property features:-Mirror effect 3 generous bedrooms upstairs -Super King size Master with large En-suite & walk-in -Ensuite to master with double vanity and double shower -Main bathroom and separate toilets -Downstairs semi open plan formal lounge & dining -Gourmet kitchen with breakfast bar, large walk-in pantry-Hardwood timber decking with dual access courtyard -Both properties feature double auto door garage with internal access -Ducted Air Conditioning throughout with ceiling fans -Rainwater tanks -Internal laundry with a laundry shoot direct from the ensuite-Quiet cul-de-sac location with local schools, shops, transport and motorways M4 & M7 Currently Leased. Potential Leasing: Unit 1 @ \$650PW & Unit 2 @ \$650PW - No strata Levies payable Nearby Amenities: St Agnes Catholic H.S 150m, Bus Stop 200m, Local stores 300m, Eastern Creek Quarter EQC 450m, Morreau Reserve 800m, Eastern Creek P.S 850m is within walking make this very convenient to own. Primary School Catchment: Eastern Creek Public School - 0.85km High School Catchment: Rooty Hill High School - 2.3km \*Private Schools: St Agnes Catholic H.S - 0.15km / Cathwest Innovation College - 2.9km Amenities: Eastern Creek Quarter Shopping Centre - 500m walk Bus #723 Mt Druitt to Blacktown #728 Mt Druitt to Blacktown #738 Mt Druitt to Eastern Creek Rooty Hill Train Station 1.6km 5mins Drive Without a doubt, this is genuinely a property equipped with every convenience and modern living elements that a family might require. Terry and Roselyn look forward to having you at our open homes. For further information or private inspection please contact Terry Li on 0419 601 890 or Roselyn 0412 308 290 Disclaimer: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation or warranty by the owner or agent. Agent disclosed interests. No liability will be accepted.