

12 Roosevelt Avenue, Sefton, NSW 2162



Sold Duplex/Semi-detached

Monday, 14 August 2023

12 Roosevelt Avenue, Sefton, NSW 2162

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 306 m2

Type:

Duplex/Semi-detached



Le Ly
0422432057



Allen Abed
0297387999

\$1,210,000

First National Chester Hill is proud to present this spectacular BRAND NEW ultra-modern duplex in the most sought-after streets Sefton within the Sefton Selective High School Zone. Showcasing high quality build & finishes, excellent design focusing on open plan living & natural sunlight. MAIN FEATURES INCLUDE: Downstairs:- Formal lounge room- HUGE open plan living room & dining- Amazing ultra-modern kitchen- Laundry + separate bathroom- Internal access to remote lock up garage Upstairs:- 4 Huge bedrooms- Master bedroom with en-suite, walk-in & balcony- 2nd balcony off the 4th bedroom- Spacious family bathroom Outside:- Covered entertainment area with kitchenette- Large private yard + garden shed Other features include ducted air conditioning, alarm system, keyless entry, tiled & timber flooring, downlights throughout, gas cooking, dishwasher, stone bench tops in the kitchen, ceiling fans, built-in wardrobes, rainwater tank, high ceilings and much much more! Located in a quiet family friendly street within minutes' walk to Sefton Train station, Shops, Sefton High School plus a short drive to Parramatta & Bankstown CBD. See you at the open house!!! APPROX LAND SIZE: 306sqm ADDRESS: 12 Roosevelt Ave, Sefton OPEN HOUSE SATURDAYS: 2:30pm-3:00pm AUCTION: ON-SITE SATURDAY 2nd September at 3:00pm For more information or to find out what you need to prepare to bid at Auction contact ALLEN ABED ON 0421 531 360 OR LE LY ON 0422 432 057* AUCTION NOTICE: If you are planning to bid at auction YOU MUST HAVE PHOTO ID TO REGISTER & HAVE THE 10% DEPOSIT - PAYABLE AT THE AUCTION Please make sure you arrange the deposit prior to attending the auction, deposit accepted via Bank CHEQUE, over counter Bank Cheques, Personal & Business Cheques will all be accepted. Electronic Funds Transfer (EFT) payments are accepted. YOU MUST INCREASE YOUR TRANSFER LIMIT BEFORE THE AUCTION. PLEASE ARRANGE PRIOR TO AUCTION, if you have any questions, please don't hesitate to contact us.* Disclaimer: While First National Chester Hill have taken all care in preparing this information and used their best endeavours to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. First National Chester Hill urge prospective purchasers to make their own enquiries to verify the information contained herein.