

12 WARATAH STREET, Rooty Hill, NSW 2766



House For Sale

Wednesday, 7 February 2024

12 WARATAH STREET, Rooty Hill, NSW 2766

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Vijay Kuchibhotla
0420934954



Kenneth Gomez
0412925432

Offers Invited

Loven Realty is welcoming you to a perfect opportunity to step your way into the property market or for the savvy investor who is looking to build their portfolio. 12 Waratah Street Rooty Hill, your perfect start into the property market. Positioned on the high side with 510m² (approx.) block, with 3 good size bedrooms, master bedroom with a wardrobe and a air- conditioner, open plan dining and kitchen with gas cooking and plenty of storage place with an air- conditioner, one full bathroom, the second toilet and laundry in the garage, Verandah at the front with a street view 1 Car Garage with abundant storage space, 1 Car Driveway and 1 Carport. A secured back yard with less maintenance, kids and family entertaining place. A Highly sought - after location in Rooty Hill. Approximate distances to local amenities and Services:- Rooty Hill Train Station (1.2km)- Eastern Creek Quarters (1.5km)- Eastern Creek Primary School (1.3km)- Rooty Hill Public School (2.7km)- St Agnes High School (120m) - M7 and M4 (1.2kms and 1.8Kms) A Potential Subdivision or Duplex site, Subject to Council Approval. Great property for Investors with a rental return of \$590 – \$610 P/W. Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.