

**15 Maranatha Street, Rooty Hill, NSW 2766**



**House For Sale**

Friday, 3 May 2024

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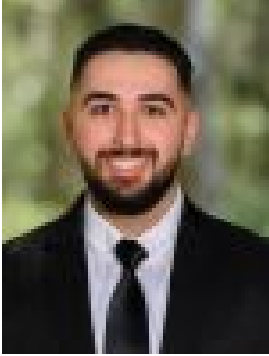
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 542 m2**

**Type: House**



Meshel Bahnam

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## AUCTION | Luxurious family home

Meshel Bahnam of Ray White Diamantidis Group Rooty Hill is proud to present to the market 15 Maranatha Street, Rooty Hill. Nestled in the tranquil embrace of Rooty Hill, discover the epitome of modern suburban living. This meticulously renovated gem offers the perfect blend of space, comfort, and luxury, presenting a haven for families seeking the ultimate lifestyle upgrade.

**Key Features:-**

- Four Spacious Bedrooms: Each designed for optimal comfort and privacy, featuring lush carpets underfoot for warmth and coziness.
- Two Modern Bathrooms: Stylishly appointed with prestige fixtures and finishes, ensuring a rejuvenating bathing experience. Main Bathroom and toilet are separate, bathroom is elegantly tiled to the ceiling for sleek and easy-to-maintain aesthetics.
- Double Garage: Conveniently offering secure parking for your vehicles with extra space for storage.
- Multiple Living Areas: Embrace flexibility and functionality with various living zones, ideal for family gatherings and individual relaxation.
- Outdoor Pergola/Entertainment Area: Step into your own private oasis and entertain guests in style amidst the serene backdrop of Rooty Hill. Complete with full decking and an outdoor shower, this area is perfect for soaking up the sun or rinsing off after a refreshing swim.
- Fully Integrated Pool: Dive into luxury with a meticulously designed pool, seamlessly integrated into your outdoor space for endless enjoyment and relaxation.
- Master Bedroom with En-suite: Retreat to luxury in the master suite featuring a private en-suite bathroom, providing convenience and comfort at your fingertips.
- Walk-in Wardrobe: Enjoy ample storage space with a walk-in wardrobe, offering functionality and style to your daily routine.
- Freshly Painted Throughout: Experience the allure of a freshly painted interior, exuding modern elegance and timeless appeal.
- Fully Tiled Throughout: Enjoy the ease and sophistication of tiled flooring throughout the home, seamlessly blending style with practicality.
- Block Size: Sprawling across 542 square meters, this property offers ample space for outdoor activities and future enhancements.

**THINGS WE LOVE ABOUT THIS PROPERTY:-**

- Four bedrooms with built-ins
- Master bedroom with en-suite and walk-in robe
- Spacious formal lounge and dining area
- Second living/family area
- Fully renovated modern kitchen with gas cook top and dishwasher
- Internal laundry
- Separate toilet and shared bathroom
- Tiled throughout
- Ducted air-conditioning system
- Down-lights throughout
- Decking area with pergola/BBQ entertainment area
- PLUS an outdoor shower
- Roofing full restoration
- In-ground Pool with pool equipment (7m long x 3.6m wide), Heated for extended season with wifi integration, Pool surrounded by tundra grey sandblasted limestone
- Solar is 10.3kw system with wifi monitoring

**SOME LOCAL AMENITIES:-**

- St Annes High School approx 1.4km
- ECQ Shopping centre approx 2km
- Rooty hill Train station approx. 2km
- Rooty Hill South & North Side shopping district approx 2km
- Great western highway Access approx. 500m
- West HQ approx. 2km
- M4 Motor access approx. 2km

Situated in a sought-after location renowned for its tranquility and convenience, this home offers easy access to schools, parks, shops, and transport options, ensuring every aspect of modern living is within reach. For further information on this property please contact Meshel Bahnam on 0478 664 123. Don't miss out on all new listings advertised first on social media! @meshelbahnam on INSTAGRAM!

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