

**19 Blenheim Avenue, Rooty Hill, NSW 2766**



**House For Sale**

Wednesday, 17 January 2024

**19 Blenheim Avenue, Rooty Hill, NSW 2766**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 614 m2**

**Type: House**



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## JUST LISTED

OPEN FOR INSPECTION SATURDAY 20TH OF JANUARY 2024 FROM 12:30 PM TO 1:00 PM For those looking for a larger house to call home, look no further...19 Blenheim Ave Rooty Hill is the one for you! Boasting spacious living areas and large bedrooms this beautiful family home is sure to impress you from the moment you walk through the front door! This feature packed two storey home boasts: \* Covered front porch \* Tiled entry / foyer area \* Ducted air-conditioning and ducted vacuum \* Under-stair storage and ample amounts of built-in storage space throughout the home \* Light-filled and spacious formal lounge and dining room \* Internal window shutters \* Spacious study with sliding door to access the backyard \* Internal laundry \* 3rd toilet / wash room positioned downstairs \* Internal access to the double lock up garage with shelving and rear roller door for drive-through access to the backyard \* Well-appointed kitchen with dishwasher, walk-in pantry, gas appliances and ample cupboard / bench space \* Dining room leading off the kitchen with sliding door to access the rear entertaining / pool area \* Family room / Games room with pool table and accessories (will be included in the sale of the home) \* Large rumpus room with beautiful bay window with view to the inground pool Upstairs features include: \* Spacious living room with tiled floors \* Double sized main bedroom featuring a large ensuite with corner spa bath and separate shower and toilet plus walk-in robe \* Three additional bedrooms generous in size with built-in wardrobes to all rooms \* Large family bathroom with corner bath, separate shower and separate toilet \* Two additional built-in linen cupboards providing for ample storage space Add to all of this you'll love relaxing and entertaining in the backyard that boasts: \* Gabled entertaining area with roller blinds, perfect for summer B.B.Q's and family get-together's \* Sparkling in-ground concrete pool with waterfall (the pool is compliant and registered) provisions are in place for pool heating, however, not connected \* Grassy backyard, perfect for the kids and pets to run and play \* Garden shed \* 614.1 m2 block Conveniently located close to schools, shops, restaurants and transport some of which include: \* 4 minute walk to bus stop (270 m) \* 5 minute walk to Australian Islamic College of Sydney/Rooty Hill Masjid \* 7 minute walk to Western Sydney Turkish Islamic Centre/Anadolu Mosque \* 7 minute walk to St Bishoy Coptic Orthodox Church/School \* 2 minute drive to St Aidan's Primary School (850 m) \* 3 minute drive to Rooty Hill Public School (1.4 km) \* 3 minute drive to West HQ (1.5 km) \* 3 minute drive to Westfield Mount Druitt (1.4 km) \* 4 minute drive to IGA Rooty Hill (1.6 km) \* 4 minute drive to Rooty Hill High School (1.9 km) \* 4 minute drive to TAFE NSW - Mount Druitt (1.8 km) \* 5 minute drive to Rooty Hill Railway Station (1.8 km) \* 9 minute drive to Eastern Creek Quarter Shopping Centre (4.7 km) All of this and more! To avoid missing out on this sensational property, be sure not to miss the open home!!