

**2 Mcvey Place, Rooty Hill, NSW 2766**



**House For Sale**

Friday, 2 February 2024

2 Mcvey Place, Rooty Hill, NSW 2766

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 578 m2**

**Type: House**



Roy Amery  
0414672497



Melissa Pavleska  
0429602785

## JUST LISTED

OPEN FOR INSPECTION FRIDAY 2ND OF FEBRUARY 2024 FROM 6:00 PM TO 6:30 PM Roy Amery and Melissa Pavleska of R&W Rooty Hill and Westfield Mt Druitt are proud to present this immaculately presented family home, offered for the first time since 1975 and located in the sought after and convenient location of North Rooty Hill and within walking distance to Rooty Hill RSL Club (West HQ) Rooty Hill Train Station, Shops, Schools and Hospital, Everything has been done inside and outside, this home is the perfect choice for the owner occupier or investor with an abundance of potential. Located on a large corner block and offering modern living with plenty of natural light, separate living and dining areas, 3 way bathroom, spacious backyard and 556.4m<sup>2</sup> block of land, plenty of room for motor vehicles off the street with side access to the lock up carport and covered entertaining area, man cave and cul de sac location and short walk to Kimberley Park. Featuring: \* 3 bedroom brick home in sought after cul de sac \* Mirror built in to main bedroom and downlights throughout \* Formal lounge room with reverse cycle air-conditioning \* Spacious dining area off kitchen \* Large kitchen with pantry and plenty of cupboard space \* 3 way bathroom that has been renovated with separate toilet, bath tub and shower \* Inside and outside is in perfect condition \* Covered entertainment area overlooking private backyard \* Wide driveway and side access to carport \* Garden shed and BBQ area \* Good size 578.2m<sup>2</sup> corner block of land \* One of the best locations in Rooty Hill Please call Roy Amery or Melissa Pavleska from Richardson & Wrench Rooty Hill & Westfield Mt Druitt on 0414 672 497 for further information.