

# 26 Catherine Crescent, Rooty Hill, NSW 2766



## House For Sale

Saturday, 9 December 2023

26 Catherine Crescent, Rooty Hill, NSW 2766

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Eddy Abboud

## ZONED MIXED USE - MU1

This property is perfect family living in a prime location with future development opportunities. Nestled on an expansive 560sqm block with a wide frontage and dual access, this home offers an unbeatable location approx 250 metres to the train station, and shops. Ideally situated within close proximity to Rooty Hill High School and Rooty Hill Primary School, the train station, major shopping centres, parks, the M7 motorway, and various public transport options, convenience becomes a part of everyday life. Key Features: Fully fenced block with dual street access for added convenience and security. Low-maintenance, family-centric design for effortless living. Tiled living and dining areas. Original kitchen. Well-proportioned bedrooms, each equipped with built-in robes. Fully renovated bathroom with a separate toilet for enhanced functionality. Additional Features: Three reverse cycle air conditioning units ensuring year-round comfort. Extra convenience with a second toilet. A double carport at the rear, fully fenced front yard, and generous storage space. Countless other features that make this home truly exceptional. Don't Miss Out! This property is overflowing with value and convenience. Make sure to add it to your list and secure your family's future in this remarkable home. Disclaimer: The information provided above has been collected from sources we consider reliable. Nevertheless, we cannot ensure the information's accuracy, nor can we assume responsibility for its correctness. Interested parties should conduct their own investigations and assessments to verify the accuracy of this information according to their individual needs.