

28 Mary St, Rooty Hill, NSW 2766

OKARO

Sold House

Monday, 4 September 2023

28 Mary St, Rooty Hill, NSW 2766

Bathrooms: 1

Parkings: 6

Area: 589 m2

Type: House



Sargon Okaro
0405351944

\$900,000

An exceptional property in impeccable condition presents a unique opportunity as it hits the market for the first time. Boasting a 51-year history, this home has been meticulously cared for throughout the years. Its interior comprises 3 bedrooms, a living area, a dining area, and an original kitchen that exudes charm. The bathroom has been tastefully renovated, adding a touch of modernity, while the rear pergola/verandah offers a delightful outdoor retreat. Noteworthy features of this property include an external laundry and a detached garage with ample space for 2 cars, a workshop bench, and a storage area. Positioned on a desirable 563sqm corner block (with scope for further development - subject to council approval), this residence enjoys an elevated location sought after in Rooty Hill. NBN connectivity, with the connection point located on the south wall below the electricity meter. The solar system comprises a 2.5Kw Delta Inverter and 11 x 250Watts panels. It has been in operation for over 8 years since May 2015, producing an average of 32,000Kwh, approximately 4,000Kwh per year. This results in savings of around \$1,200 per annum. The switchboard (SW) has been upgraded and is accompanied by a certificate of compliance. Additionally, a 240v cabling supply has been upgraded to the house. A gas stove was installed in 2016, and the gas meter was replaced in late 2022. An additional 2nd toilet is located separately in the garage.