

**28 Waratah Street, Rooty Hill, NSW 2766**



**House For Sale**

Monday, 8 January 2024

28 Waratah Street, Rooty Hill, NSW 2766

**Bedrooms: 4**

**Bathrooms: 2**

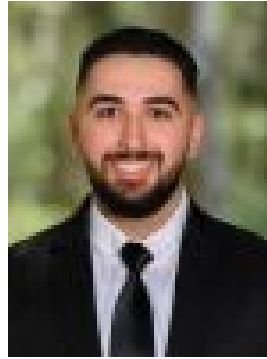
**Parkings: 3**

**Area: 505 m2**

**Type: House**



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## JUST LISTED | TWO TITLES | DA APPROVED

Laura Comber and Meshel Bahnam from Ray White Diamantidis Group are extremely proud to present to the market 28 Waratah Street, Rooty Hill! This charming house is now available for sale, offering a perfect blend of warmth and character and yet so much potential for the investor with future development. Situated on 2 titles and extremely well positioned in a very quiet cul-de-sac, 28 Waratah St, Rooty Hill is a beautiful, charming neat & ready to move into home which has 4 bedrooms, with a potential for a 5th bedroom or additional living space. In addition to the property being a wonderful potential home for the new owner this property is an investor's delight .... it's ready to rent out immediately with an outstanding bonus of approved plans from Blacktown City Council for a 2 storey detached dwelling on each lot. This home offers more than most with a lounge room that has the benefit of glass sliding doors which opens up into a screened enclosed sunroom, perfect to unwind after a busy day. The well positioned kitchen has an outstanding amount of cupboard space, with a dishwasher & microwave nook plus gas cooking. With a beautiful backyard for the children to play in, the covered back patio is perfect for barbeques and entertaining whilst overlooking the well maintained & manicured garden. Located within a highly sought after location, within walking distance to schools, parks, public transport, train station, shops & Eastern Creek Quarter (ECQ) Shopping Centre, and with easy access to M7, M4 motorways & Great Western Hwy, makes this home a must to inspect. Features include:- Spacious lounge area with glass sliding door opening to the front sunroom- 4 generous sized bedrooms with external roller shutters & built-in wardrobes to 2 bedrooms- Potential for a 5th bedroom or additional living space- Fan in the main bedroom- Well positioned kitchen with gas cooking- Spacious main bathroom- High Ceilings- Split system air conditioning - Large laundry with additional 2nd toilet- Great size covered backyard patio for entertaining - Garage + Carport + additional car space for 3 cars- Rental potential approximately \$700 per week- Land size: Total approx. 505.8m<sup>2</sup> - Approved Plans from Blacktown Council for a 2 storey detached dwelling on each lot (no strata) dated 20/12/22 valid for a period of 5 years Some local amenities:- St Agnes Catholic High School approx. 450m- Rooty Hill High School approx. 2.6km- Eastern Creek Public School approx. 1.7km- Rooty Hill Train station approx. 1.0km- Eastern Creek Quarter Shopping Centre approx. 1.6km- West HQ approx. 2.2km **DON'T MISS OUT... THIS PROPERTY WON'T LAST LONG!** For further information or to book an inspection, please contact Laura Comber 0416 077 572 or Meshel Bahnam 0478 664 123 Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.