

38 Charlotte Road, Rooty Hill, NSW 2766



House For Sale

Thursday, 1 February 2024

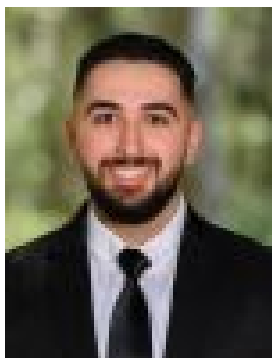
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Bedrooms: 5

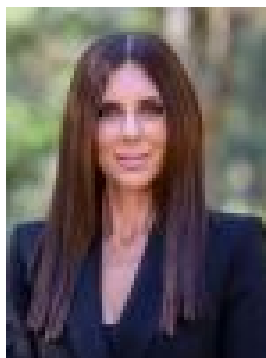
Bathrooms: 3

Parkings: 2

Type: House



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JUST LISTED | One of a Kind

Meshel Bahnam & Laura Comber from Ray White Diamantidis Group are extremely proud to present to the market 38 Charlotte Road, Rooty Hill. Presenting an impeccably crafted residence in the heart of Rooty Hill, this distinguished 5-bedroom home, complete with a private-closed-door office, stands as a true jewel in the neighborhood. Meticulously designed with every detail considered, this dual-level family home boasts a tranquil ambiance and high-end finishes, defining it as a space of unparalleled beauty. This home exudes sublime tranquility and sophistication. The thoughtful layout encompasses a double-lock-up garage and secured fully-fenced parking for two cars, a capacious master bedroom with an en-suite and double walk-through robe, and a covered alfresco area surrounded by lush palm trees. Upon entering, the residence unfolds to an exquisite front sitting/formal dining area, adorned with polished-tiled floors and a wide-open sensibility. Flowing seamlessly northward, the striking kitchen features gas cooking, stone benches, and an expansive bench-top and prep space. The kitchen seamlessly transitions into the impeccable second living/lounge area, bathed in natural light, and extends to the rumpus room with access to the outdoor area and alfresco-perfect for entertaining guests. For a seamless indoor/outdoor experience, hardwood-timber stairs ascend to the upper level, where the entire floor is adorned with quality hardwood timber floorboards. A private balcony on the upper level offers sweeping southerly district views, complemented by an additional sitting area and a double walk-through robe leading to an en-suite bathroom. Features include:- Four well-scaled bedrooms with built-in robes + Private Office/bedroom downstairs- Three full bathrooms, with the main bathroom downstairs - Two fully equipped bathrooms on the upper level- Built-in central audio system throughout the entire home- Brick fencing and a meticulously landscaped front garden with neat lawn space- Thoughtfully flowing layout, featuring a formal dining/sitting room and a lounge room- Separate media/cinema room- Enclosed entertainment area- Double walk-through robe in the Master's bedroom- Ducted vacuuming on both the upstairs and downstairs levels- Gas kitchen with stone benches, ample bench, and prep space- Expansive rear entertaining area- Reverse cycle ducted air conditioning throughout- Plantation shutters- Ducted two zone air conditioning system with split system through out

Some local amenities:- Rooty Hill train station approx. 2.4km- Rooty Hill West HQ approx. 1km- Rooty Hill South/North local shopping district approx. 2.4km- St Annes Catholic High school approx. 1.5km- Rooty Hill Masjid approx. 2.2km

For further information or to book an inspection, please contact Meshel Bahnam 0478 664 123 OR Laura Comber 0416 077 572

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