

**38 Labrador Street, Rooty Hill, NSW 2766**



**Sold House**

Thursday, 4 January 2024

38 Labrador Street, Rooty Hill, NSW 2766

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 556 m<sup>2</sup>

Type: House

**\$950,000**

We are pleased to present 38 Labrador Street, Rooty Hill by award winning agent Vedant Agrawal and Rudra Aggarwal. Nestled within the quiet pocket of Rooty Hill and bordering Eastern Creek this home is close to Rooty Hill Train Station with the Eastern Creek Quarter and as good as new Mount Druitt Westfield a short drive away adding to location and family home appeal and access to public transport. Within the vicinity of the renowned Bungarribee and Nurragingy reserves ensures the area remains ideal for home owners and growing families with Rooty Hill reserve a short stroll from the home. Sydney Zoo and a short drive to Raging Waters water park ensure this home has access to shopping, education, life-style, transport, recreation and leisure needs. It is an all in one package, is one not to be missed! **WHAT WE LIKE ABOUT THE PROPERTY:-** Boasts five spacious bedrooms all with built in robes , ensuring convenience & ample space for privacy and large families - The master bedroom offers an ensuite with walk through to the rumpus opening onto the balcony - Seperate living and dining areas throughout the home ensure privacy and allows multiple guests and visitors to be catered for in this large home- The spacious kitchen offers ample storage space ideal for the growing family overlooking the dining area - Air-conditioning present complimented by ceiling fans to the bedrooms - Bathrooms with full-height ceiling tiles and seperate shower and bath-tub to the common bathroom - Large decking area in the backyard with a pergola provides the ideal area for a BBQ, out-door entertaining without dependancy on the weather- A private teenagers retreat at the rear of the property provides additional space for use as an additional bedroom, home office or media room as required - Freshly painted throughout with brand new down-lights installed ensures this home is ready to move in - A single car garage is complimented with a long drive-way and roomy front yard providing space for multiple cars- A seperate spacious laundry inside ensures convenience - Granny flat potential (STCA)- A substantial 556 sqm rectangular block offers a generous, versatile outdoor space and growth in years to come - The prime Rooty Hill location adds to the property's appeal and convenience for the next home owner Suited for first home buyers or savvy investors, this rare double storey house is one that is not to be missed! It will not last long!Contact Vedant Agrawal on 0490 173 525 or Rudra Aggarwal on 0435 325 850 to arrange an inspection or for further details.**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 inquiries and judgment to determine the accuracy of this information for their own purposes. Images have been virtually staged are for illustrative and design purposes only and do not represent the final product or finishes.