

# 39 Pimelea Place, Rooty Hill, NSW 2766



## Sold House

Thursday, 16 May 2024

39 Pimelea Place, Rooty Hill, NSW 2766

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 315 m2**

**Type: House**



Sara Edwards



Scott Edwards  
0422225336

**\$1,017,000**

Scott & Sara Edwards are pleased to present to you this immaculate 5 bedroom family home. This double storey brick residence offers a seamless blend of style and comfort, located in a quiet cul de sac of Rooty Hill where the perfect family home boasts with convenience and tranquility. Excellent opportunity for the first home buyers with a growing family or a great investment to grow your portfolio. Following Features Include: - 5 generous sized bedrooms all with mirrored built in robes with shelf and hanging space - Spacious main bedroom offering a walk in robe and ensuite- Mitsubishi ducted air-conditioning plus floating floorboards to upstairs - Lounge room with computer nook area- Modern kitchen with ample cupboard space, new robam range hood and bosch gas cook top plus dishwasher- Dining area off kitchen - Downlights throughout - Freshly painted throughout - Tiled throughout downstairs- Mitsubishi split system air-conditioning and gas bayonet connection - Laundry with cupboard space, third toilet and access to outdoor timber decking - Grassed yard with side gate access and undercover tiled outdoor area - Double lock up garage with internal access - Energy efficient with 12 solar panels- South east facing situated on a 315sqm block - Potential rental return approx \$750.00 per week This property is something you do not want to miss out on within walking distance to public transportation, parks, tennis courts, amenities and M4/M7 Motorway. Please don't hesitate to contact us today for more information on 9834 6788. Disclaimer: Whilst Starr Partners try to ensure accuracy of the information provided in this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and/or financial advice prior to making any commitment or decision.