

**40 John Street, Rooty Hill, NSW 2766**



**Sold House**

Friday, 1 March 2024

40 John Street, Rooty Hill, NSW 2766

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$838,000**

AUCTION UNLESS SOLD PRIOR! GUIDE PRICE \$799,000 AUCTION 14TH MARCH AT 4PM ONSITE! DON'T MISS OUT! PRE-REGISTER TODAY! Calling all first home buyers and Savvy investors! Are you looking for that ideal first home or great investment? Your quest Stops here! Property Results is Proud to present this Spacious well-presented family home that will captivate you with its modern style, space and comfort living. A Hidden gem entails 3 well-sized bedrooms with built-ins to All. Let the warm ambience of this home charm you with its natural flowing floor plan, modern kitchen showcasing modern appliances such as gas burner cook top, breakfast bar not to mention a well sized open living room and dining area overseeing the large undercover entertaining area and back yard perfect for kids and pets to play. The modern interiors, contemporary finishes and a prime locale surrounded by quiet peaceful streets accentuates appeal to this much-loved residence. Added features include private location away from the noise of the street traffic single lock up garage with internal access and electric roller doors and low Maintenance front and backyard. Perfect for the first home buyer or the astute investor. It radiates charm by combining traditional elegance with luxury of space and modern design to deliver a comfy home that's ideal. This is a must-see property that won't last long on the market! What are you waiting for book your private inspection today! Lua 0481 753 411 Features:- Three well scaled bedrooms- Built-ins to all bedrooms- Spacious open living room- Modern kitchen with breakfast bar- Separate dining area that oversees entertaining area- Split air condition- Full scaled main contempo bathroom- Newly painted - Large undercover entertaining area- Well set separate laundry and storage with side access- Two side entrances - Tiled throughout- Landscaped front and backyard Local Amenities- Close to public transportation- Approx. 60 m walk to the Bus stop- Approx. 4 min drive to Rooty Hill station - Approx. 700m to Great Western Highway- Approx. 1.2KM to Rooty Hill RSL This exceptional 3-bedroom family home won't last long in this Hot Market! WHAT ARE YOU WAITING FOR? CALL US TODAY!!! LUA 0481 753 411 THOMAS 0420 372 792 OFFICE 02 8331 9989\*DISCLAIMER: Property Results have obtained all information in this property from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations\*