

45 Beatrice Street, Rooty Hill, NSW 2766



Sold House

Tuesday, 16 January 2024

45 Beatrice Street, Rooty Hill, NSW 2766

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 600 m2

Type: House



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Daniel Palermo

\$995,000

Introducing 45 Beatrice Street Rooty Hill, an exceptional family residence situated in the highly sought-after suburb of Rooty Hill. This double brick home is nestled among similar quality homes and occupies a prime south-facing position on a quiet street. Ideal for families seeking a stylish and comfortable home, this exceptional property is not to be missed. Features of the home include:

- 3 bedrooms with built-in robes, 2 with a split system air conditioner.
- Spacious living and dining area, perfect for entertaining and family gatherings.
- Renovated kitchen with upgraded stainless steel appliances, including an electric cooktop & oven, double drawer dishwasher, built-in microwave, and a canopy rangehood.
- Modern bathroom with a bathtub and separate toilet, plus a 2nd separate toilet and an internal laundry.
- Beautiful kids' retreat room with ample storage cupboards.
- Expansive fully fenced backyard with a raised garden, a massive shed and side access.
- Single lock-up garage with remote entry and single carport behind security gate.

• All this on a landscaped 600sqm block with Granny Flat potential (STCA). Arrange a viewing today and experience the superb quality and elegance for yourself. Listed below is an approximate distance from the property to local amenities: 230m to the Bus stop, 500m to Kimberley Park, 850m to the Childcare Centre, 950m to Rooty Hill Primary School, 1.1km to Mt Druitt Hospital, 1.3km to the M7 Motorway (Eastbound), 1.4km to Rooty Hill High School, 1.5km to Rooty Hill Station, 1.5km to Sydney Gymnastic & Aquatic Centre, 2.3 km to TAFE Mt Druitt, 1 km to Rooty Hill Masjid, 5.7 km to M4 Motorway, 43 km to Sydney CBD