

**6 Rolton Avenue, Newington, NSW 2127**

**Horwood Nolan.**

**Sold House**

Friday, 3 November 2023

6 Rolton Avenue, Newington, NSW 2127

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 264 m2**

**Type: House**



Shane Sullivan  
0434085144



Jacob Saleh  
0297436656

**\$1,860,000**

Council Rates: \$455pq approx. Water Rates: \$341pq approx. Designed with a firm focus on relaxed living and entertaining, this three bedroom home is situated on a peaceful leafy street in a sought-after Newington precinct close to village amenities, schools and transport. Interiors are well presented throughout and offer a balance of space, natural light and effortless functionality over two levels with generous living areas, a stylish modern kitchen, full bathroom plus guest powder and three good sized bedrooms including master with ensuite. The home is embraced by easy care surrounds and features a private backyard with a paved area for entertaining. It provides a haven of ease and convenience within 5mins drive of Newington Marketplace, 500m from buses to Strathfield station, Burwood and Parramatta, and just 750m to popular Newington Public School. Spacious lounge and separate dining room Stylish gas kitchen with s/steel appliances Built-in wardrobes to the three bedrooms Main bedroom ensuite and north balcony Family bathroom upstairs including a bath Laundry and powder room on ground floor Paved garden terrace under pullout awning