

**96 Rooty Hill Road South, Rooty Hill, NSW 2766**



**Sold House**

Thursday, 21 December 2023

96 Rooty Hill Road South, Rooty Hill, NSW 2766

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 777 m2**

**Type: House**



David Frendo  
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**\$1,280,000**

UNDER OFFER BY DAVID FRENDO This is a rare opportunity to purchase a property on 3 separate titles (259.3m<sup>2</sup> each) with a combined total of 777.9m<sup>2</sup>. Offering development potential (S.T.C.A) this is the perfect opportunity for the keen developer / investor. This home is ideally located close to schools, shops and public transport. This property will definitely impress you! Further features include: \* 4 bedrooms \* Built in wardrobe to main bedroom \* Neatly presented kitchen with gas cooking, plenty of cupboard space and island benchtop \* Combined kitchen and dining room \* Separate lounge room with fireplace and wall air conditioning \* Study room \* 3 neatly presented bathrooms, with 1x bath \* External laundry \* Impressive built in bar downstairs with fireplace \* Carpeted upstairs \* Tiled throughout downstairs \* Indoor, built in spa \* In-ground swimming pool \* Great size yards \* 3 car garage with work space \* Development potential Situated on 777.9m<sup>2</sup> block Currently leased at \$700 Lease expires 13th Nov 2024 For further information on this great development opportunity, please feel free to contact David Frendo 0411 457 027