

10 Lister Place, Rooty Hill, NSW 2766



House For Sale

Monday, 8 July 2024

10 Lister Place, Rooty Hill, NSW 2766

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 850 m2

Type: House



Laura Comber

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JUST LISTED by LAURA COMBER!

Laura Comber from the Ray White Diamantidis Group is proud to present 10 Lister Place, Rooty Hill! This stunning East facing brick veneer home features three generously sized bedrooms all with built in wardrobes, two bathrooms with floor to ceiling tiles, separate living and dining rooms plus an additional family room which could also be used as a 4th bedroom! The beautiful timber kitchen is complete with gas cooking and ample storage perfect for the entertainer! Situated on a huge 850m² block with Granny Flat potential (subject to Blacktown Council approval). The beautiful outdoor entertaining area is very impressive and ideal for large gatherings. Complete with a sensational 6kW Solar system for energy efficiency, this property truly offers a rare opportunity for both owner-occupiers and investors alike. Located in one of Rooty Hill's most desirable areas just a short walk from the Australian Islamic College of Sydney, Rooty Hill Masjid, and Mount Druitt Anadolu Mosque, the location is truly brilliant!

Highlighted Features:

- Outstanding location walking distance to all amenities
- Brilliant land size of 850m² with Granny Flat potential (subject to Blacktown Council approval)
- Three generous sized bedrooms all with built in wardrobes
- Large separate lounge & dining room
- Massive family room with internal access, potential 4th bedroom
- Beautiful timber kitchen with gas cooking
- Large bathroom with floor to ceiling tiles and corner spa bath
- Second additional bathroom with floor to ceiling tiles for added convenience
- Large pergola/entertainment space with brick BBQ area
- Oversized outstanding carport for 3 cars also gives access to the backyard or additional entertaining area for large gatherings
- Sensational 6kW Solar System for a sustainable alternative energy supply
- Lock up garage with auto door
- Extras include ducted air conditioning, ceiling fans, down lights, tiled floors throughout + + +

Some Local Amenities Include:

- Rooty Hill Train Station Approx. 1.4km
- Mount Druitt Station Approx. 1.9km
- Rooty Hill North Shopping District Approx. 1.6km
- Westfield Mt Druitt Approx. 1.7km
- Mount Druitt Hospital Approx. 850m
- Rooty Hill High School Approx. 1.5km
- Rooty Hill Masjid & Islamic School Approx. 700m
- Mt Druitt Anadolu Mosque Approx. 800m

What an amazing property! One that truly needs to be inspected for you to genuinely appreciate all the improvements that make this property a magnificent "Family Home". **DON'T MISS OUT... THIS PROPERTY WON'T LAST LONG!** For further information or to book an inspection, please contact Laura Comber 0416 077 572. **Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.