

**141 Rooty Hill Road, Rooty Hill, NSW, 2766**



**House For Sale**

Tuesday, 1 October 2024

141 Rooty Hill Road, Rooty Hill, NSW, 2766

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## 715.5m2 Corner Block in Premium Location (Sub - Division Potential)

OPEN FOR INSPECTION SATURDAY 5TH OF OCTOBER 2024 FROM 1:00 PM TO 1:30 PM

Roy Amery & Melissa Pavleska of R&W Rooty Hill & Westfield Mt Druitt are proud to present this 3 bedroom home with a separate retreat which features a living area, bathroom and laundry, bar / kitchen, and huge carport and garage with mezzanine on an easement free 715.5m2 block of land with sub-division potential (Subject to Council Approval). Could also be perfect for a car enthusiast, located in a very sought after pocket of North Rooty Hill and walking distance to Rooty Hill Train Station, Shops, Schools and Rooty Hill RSL Club (West HQ) this property has so much future potential and properties like this don't come along very often.

### House:

- \* 4 Bedroom home on 715.5m2 corner block
- \* Walk in robe / spilt air-conditioner to master bedroom and built in robes to bedrooms
- \* Huge living area with split air-conditioning and timber flooring
- \* Formal dining with extra storage space
- \* Timber kitchen with stone bench top and island bench
- \* Renovated bathroom with floor to ceiling tiles and double vanity
- \* High ceilings
- \* Front porch with timber decking that wraps around side of the house and bullnose verandah
- \* Alfresco area off the back living area
- \* Huge garage with automatic door and undercover carport with side access to Kimberley Street
- \* Mezzanine and high-pitched roof to garage / workshop
- \* Sub - divide and build a 2nd dwelling or suitable for a car enthusiast
- \* Easement free block
- \* Walk to Rooty Hill Train Station and Shops
- \* Easy access to M4 / M7 Motorway

### Retreat:

- \* Large living room with timber floors and downlights
- \* Kitchen or bar area
- \* Storage area or bedroom
- \* Bathroom with shower, toilet and laundry area
- \* Undercover area

Please call Roy Amery & Melissa Pavleska from Richardson & Wrench Rooty Hill & Westfield Mt Druitt on 0414 672 497 for further information.