

**18 White Place, Rooty Hill, NSW 2766**



**House For Sale**

Tuesday, 2 July 2024

**18 White Place, Rooty Hill, NSW 2766**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 811 m2**

**Type: House**



Colin Mackenzie

0416094265

## Just Listed

OPEN FOR INSPECTION SATURDAY 6TH OF JULY 2024 FROM 12:00 PM TO 12:30 PM We are pleased to present this sensational property to the market for sale!! 18 White Place Rooty Hill is proudly positioned in a quiet cul-de-sac and boasts a big family home on a huge 811.7m<sup>2</sup> block! In addition to this you'll love the convenient location, Rooty Hill Railway Station is only 400 metres away! Additional Features Include: \* Positioned in a quiet cul-de-sac \* Covered front patio \* Tiled floors to the large entry / foyer area \* Spacious rumpus/family room with tiled floors \* Internal laundry \* 4th bedroom and second bathroom positioned downstairs \* Internal access to the double lock up garage with rear roller door to provide drive-through access to the backyard Upstairs Features Include: \* Good sized dining area leading off the kitchen \* Kitchen with ample cupboard and bench space, rangehood, pantry and window view to the backyard \* Spacious light-filled lounge room with air-conditioning \* 3 additional bedrooms with built-in wardrobes in 2 rooms \* Family bathroom features separate shower and bath plus separate toilet \* Built-in linen cupboard Add to this... The size of the backyard will SURPRISE!! This is the ultimate dream backyard for families and for the investor buyers alike, for families there is ample room for adding a pool or a large covered BBQ area, if desired. Subject to council approval. For the investors there's plenty of room to build a granny flat (subject to council approval) It's All About Location!! Close to train and bus services, schools, shops and more! Some of which include: \* 2 minute walk to bus stop (180 m) \* 4 minute walk to cafés, veterinary hospital, news agency, restaurants and more (300 m) \* 4 minute walk to Lone Pine Tavern (300 m) \* 6 minute walk to Rooty Hill Railway Station (400 m) \* 9 minute walk to Angus Park (700 m) \* 4 minute drive to St Agnes High School (1.3 km) \* 5 minute drive to West HQ (1.9 km) \* 5 minute drive to Eastern Creek Quarter Shopping Centre (2.1 km) \* 6 minute drive to Rooty Hill High School (2.3 km) \* 7 minute drive to Rooty Hill Public School (2.4 km) For further information or to obtain a copy of the contract call Colin Mackenzie on 0416 094 265 or Yvonne Tseros on 0408 320 602. We look forward to welcoming you through 18 White Place Rooty Hill for the scheduled open home!