

**3 Mentor Glad, Rooty Hill, NSW, 2766**



**House For Sale**

Monday, 21 October 2024

**3 Mentor Glad, Rooty Hill, NSW, 2766**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Yvonne Tseros

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## Welcome To Your Dream Home! - Only 5 Years Young!!

If you've been searching for a newly built family home, look no further as 3 Mentor Glade Rooty Hill is the ONE for you!

Just 5 years young and immaculately presented throughout this beautiful property is sure to impress from the moment you walk through the front door.

This feature packed property boasts the following inclusions:

- \* High ceilings, downlights and ducted air-conditioning throughout the home
- \* Tiled flooring to the hallway, dining and kitchen
- \* Spacious light-filled lounge room
- \* Modern kitchen with an abundance of cupboard and bench space, dishwasher, canopy rangehood and gas cooktop
- \* Large dining room with sliding door leading out to the covered alfresco area
- \* Main bedroom boasts modern ensuite with quality fittings and walk-in wardrobe
- \* Two additional bedrooms both generous in size featuring built-in wardrobes
- \* Modern and spacious family bathroom boasting separate bath and shower and quality fittings
- \* Linen cupboard + Internal laundry with additional built-in storage space
- \* Covered alfresco area with downlights and ceiling fan, perfect for entertaining
- \* Good sized backyard and established gardens and plants
- \* Solar panels
- \* Single lock up garage with auto roller door

Add to this the house is located close to parks, transport, schools, shops and more some of which include:

- \* 3 minute drive to St Agnes Catholic School (1.4 km)
- \* 4 minute drive to Rooty Hill Railway Station (1.6 km)
- \* 4 minute drive to Angus Park (1.9 km)
- \* 6 minute drive to West HQ (1.7 km)
- \* 7 minute drive to Rooty Hill High School (2.2 km)
- \* 6 minute drive to Eastern Creek Quarter Shopping Centre (1.7 km)
- \* 8 minute drive to Rooty Hill Public School (2.2 km)

For those looking for a modern family home with quality inclusions throughout and spacious living areas, this one is sure to tick all the boxes and is an opportunity not to be missed!

For further information or to obtain a copy of the contract please call either Colin Mackenzie on 0416 094 265 or Yvonne Tseros on 0408 320 602.

We look forward to welcoming you through this sensational property at the scheduled open home.