

# 3 Rooney Avenue, Killara, Vic 3691

## House For Sale

Tuesday, 2 July 2024



3 Rooney Avenue, Killara, Vic 3691

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 647 m2

Type: House



Harley Maclachlan  
0260249222



Lexley Sewell  
0427249222

**\$645,000**

Situated in the heart of Riverside Estate in Killara and surrounded by scenic parks and walking trails, this perfect family home is ideal for investors, first-home buyers or downsizers. The master bedroom boasts a large walk-in robe and ensuite with a single vanity and shower, creating an ideal haven for parents. The remaining three bedrooms contain built-in robes and ceiling fans. The central family bathroom offers a bath, shower and separate toilet for added convenience. In the heart of the home, the kitchen boasts modern stainless steel appliances, ample storage and bench space, and an island bench that overlooks the central living and dining area. The open-plan living and dining space is ideal for entertaining or relaxing and provides an option for formal and informal dining. The second living area at the front of the home offers a separate space to relax. The low-maintenance rear yard has been recently turfed, creating a blank canvas for you to cultivate your dream garden or the perfect set and forget. Other notable features of this home include ducted heating and cooling for year-round comfort, a double lock-up garage, rear yard access and a 10.79kw solar system featuring 26 panels with micro-inverters to help reduce energy costs. Call us today to secure your inspection and make 3 Rooney Avenue your next home or investment.