

7/44B Rooty Hill Road South, Rooty Hill, NSW, 2766 

House For Sale

Tuesday, 1 October 2024

7/44B Rooty Hill Road South, Rooty Hill, NSW, 2766

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

4 Bedroom Home & Walk To Train Station / Shops!

OPEN FOR INSPECTION SATURDAY 5TH OF OCTOBER 2024 FROM 1:45 PM TO 2:15 PM

Roy Amery & Sarah Merkulov of R&W Rooty Hill & Westfield Mt Druitt is proud to present this 4-bedroom brick family home with multiple living areas and plenty of natural light. Located in a very sought after pocket of South Rooty Hill and located only minutes away from Eastern Creek Quarter Shopping Centre, Rooty Hill Train Station, Shops, Schools and Rooty Hill RSL Club (West HQ) this home is perfect for the owner occupier with plenty of living space or an investor looking for a fantastic investment.

Featuring:

- * 4 Bedroom brick home with solar panels (3 years old)
- * Ducted air-conditioning
- * En-suite and large built-in robes to master bedroom
- * Built in wardrobes to all bedrooms
- * Open plan lounge and dining areas with tiled flooring
- * Spacious kitchen with gas cooking, dishwasher and plenty of cupboard space
- * Large main bathroom upstairs with bath, shower and toilet
- * 3rd Toilet downstairs
- * Huge undercover alfresco/entertaining area with beautifully cared for backyard
- * Double lock up garage with internal access and extra room for two cars in front of garage
- * Approx 301.3m² block of land
- * Walk to Train Station and Shops

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