

# 94 Rookwood Road, Yagoona, NSW 2199

## Sold House

Thursday, 11 April 2024

94 Rookwood Road, Yagoona, NSW 2199

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Marney East  
0296424288



Mai Le  
0296424288

**\$1,720,000**

Rare opportunity with Redevelopment Potential (STCA) on a Sweeping 1359sqm block Set on a breathtaking 1359sqm land parcel, this unique offering presents an unmissable opportunity for astute investors, developers, or those looking to knock down and customise their dream family home (subject to council approval). Boasting two dwellings and a plethora of indoor and outdoor living areas. This residence is perfectly designed for entertaining, with potential to generate a passive income from single or multiple streams. ESSENTIALS & INCLUSIONS:- Enormous 1359sqm parcel of land with an impressive 15.35m frontage, offers significant potential to add value to already outstanding location and street appeal through construction of new home or development (subject to council approval)- Charming weatherboard façade with welcoming front verandah and gardens- Spacious living and dining rooms with beautiful high ceilings - Immaculate kitchen with natural gas cooking, marble look splashback, quality stainless steel appliances, ample storage and preparation space- Fantastic undercover entertaining complete with outdoor kitchen and barbeque, fireplace and dining area, flowing through to backyard with manicured grassed lawn, gardens and alfresco space - Three generously sized bedrooms all well appointed with built in wardrobes- Two pristine bathrooms and internal laundry with quality amenities- Second dwelling at the rear of the home complete with sophisticated kitchen and living area, two bedrooms, modern bathroom and laundry- Expansive covered deck overlooks child friendly grassed yard perfect for entertaining - Excellent potential to be rented for a low maintenance passive income or space for the extended family- Single lock up garage and storage space with plenty of driveway parking LIFESTYLE & EDUCATION:-Close to local favourites, Summerland Bankstown, Lahori Dhaba, and Kaffeine & Co- Local schools such as Yagoona Public School, Birrong Public School, St Felix Catholic Primary School, La Salle Catholic College, Birrong Boys High School and Birrong Girls High School- Moments to an array of parklands including Graf Park, Maluga Passive Park, and O'Neill Park- Short stroll to public transport links and Yagoona Train StationDISCLAIMER: While Richard Matthews Real Estate have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Richard Matthews Real Estate urge prospective purchasers to make their own inquiries to verify the information contained herein.