



# FOR SALE

## FRESHLY PAINTED INTERIOR IN PRIME LOCATION – IDEAL FOR FIRST HOME BUYERS OR INVESTORS!

This inviting, freshly painted 3-bedroom villa experience a blend of classic charm and contemporary convenience. Nestled in a tranquil street, you will enjoy a peaceful atmosphere while remaining close to all the amenities Mount Druit has to offer.

The spacious lounge area is perfect for both relaxation and entertaining, featuring modern décor and ample natural lights. Garage converted into fourth bedroom and beautiful indoor extension as additional sunroom.

The home boasts a neat front garden, adding to its curb appeal and providing a welcoming entryway. It creates a fantastic first home opportunity or prime investment in an area of strong rental demand.

Located in a friendly community close to local amenities in proximity of Westfield and Mt Druit Hospital. A great catchment for public and private schools, bolstered by the perks of the vibrant Rooty Hill transport network; this villa is not just a home but a lifestyle opportunity.

### Key Features:

- Three sizeable bedrooms, each with built-in wardrobes plus 4 th extension bedroom or study
- Spacious living area with split-system air conditioning for year-round comfort
- Reasonable size kitchen with a gas cooking appliances and ample storage
- Sunroof with separate dining/family area
- Full main bathroom with a separate toilet for convenience
- Charming second additional shower and Laundry facility
- Brand new wooden flooring in two bedrooms and carpet in another bedroom
- Low-maintenance backyard with side access
- Generously sized backyard, perfect for relaxation and entertainment
- Close to local mosque, shops, schools, and public transport
- Abundant natural light

**3 BED | 1 BATH | 1 CAR**

### PRICE:

**\$695,000 - \$740,000**

### OPEN FOR INSPECTION:

N/A



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This floor plan shows a 4-bedroom house with a lounge, dining, kitchen, living, and storage areas. The layout includes:

- Bedrooms:** Four bedrooms with dimensions 3 x 2.7m, 3 x 2.7m, 3 x 3m, and 3.3 x 3.3m. Each bedroom has an adjacent robe.
- Bathrooms:** Two bathrooms, one of which is a master bathroom with a separate linen closet.
- Common Areas:** A central lounge (5 x 3.8m), dining area (4.5 x 2.7m), kitchen (2.8 x 2.5m), and living area (5.2 x 3m).
- Storage:** A dedicated storage room (2.3 x 3m).
- Entry:** A central entry area with a large closet.



**NORTH**

