8 SAINT AGNES AVENUE, ROOTY HILL, NSW, 2766









FOR SALE

JUST MOVE IN AND ENJOY

Offered for the first time in almost 60 years, this solid red brick home combines quality construction, high ceilings and extensive district views.

Set on approximately 689.2m² on the high side of a tightly held street, it's just a short walk to Eastern Creek Quarter shopping centre and DFO, with St Agnes School at the end of the street.

Inside, three generous bedrooms all have built-in wardrobes, complemented by a large lounge room, separate dining room and spacious kitchen with electric cooking. The main bathroom has been fully renovated, with a separate toilet, while a second bathroom adds convenience.

Fresh paint throughout, new timber floorboards and quality plantation shutters mean the hard work has already been done. Ducted reverse-cycle air conditioning provides comfort throughout the year.
The outdoor entertaining area overlooks a large, well-maintained backyard.

A three-car garage, under-house storage and a separate workshop provide plenty of room for vehicles, tools and hobbies.

The location offers easy access to the M4/M7 interchange, Woolworths, DFO, the railway station and bus services, as well as St Agnes School and several other public and private schools.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

3 BED | 2 BATH | 3 CAR

PRICE:
$1,090,000 - $1,190,000

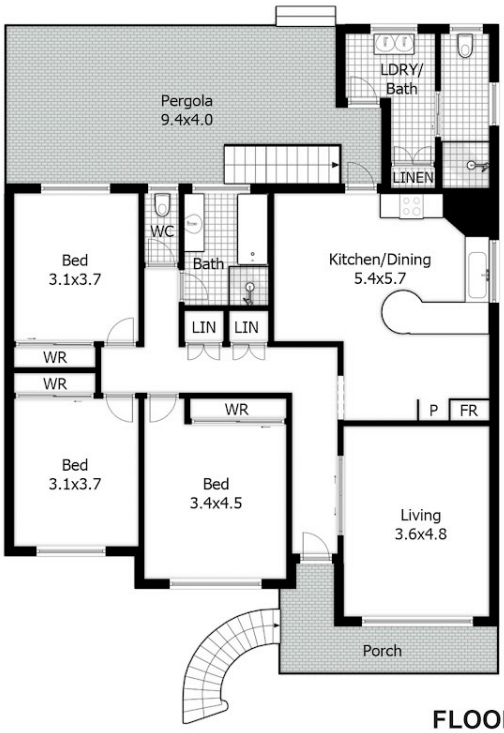
OPEN FOR INSPECTION:
Nov 7 at 1:00pm - 1:45pm

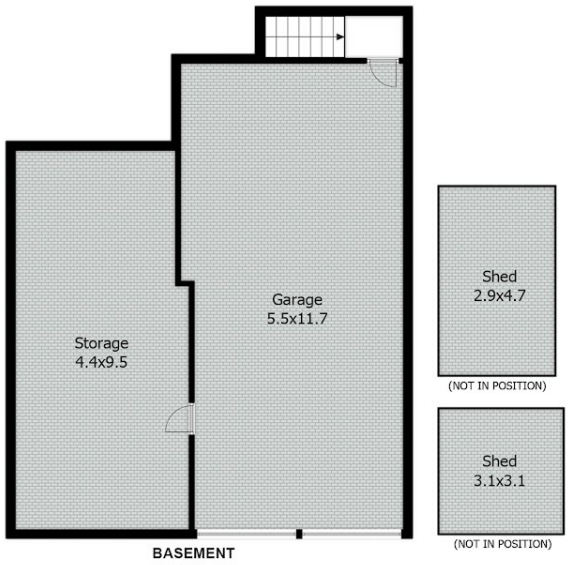


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SITE PLAN





FLOOR PLAN

DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The Marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

8 St Agnes Avenue, Rooty Hill

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