



## Rooty Hill, NSW

12/144 Hamrun Circuit

**3** BED **2** BATH **2** CAR

### Luxury Villa with many extras:

Sold for \$630,000

This luxury villa is located in a popular family living area of Rooty Hill. Rooty Hill has an impressive range of local schools, community, shopping, entertainment and leisure facilities including the Rooty Hill RSL, The Coliseum Theatre, Sydney Gymnastics & Aquatic Centre and the Eastern Creek Quarter shopping centre. The Railway station has recently been upgraded to include modern access and a large commuter carpark. Vendor has advised approximate quarterly charges: Water \$258, Council \$347 & Strata \$382.

The property features include: 3 bedrooms all with built ins, two bathrooms, stylish modern kitchen, open plan living and dining area, double garage with internal access, patio area and good sized yard. Special features include: Ensuite to Main bedroom, Ducted Air Con, Alarm, Gas Stove top, Dishwasher, BBQ playground area.

**\$630,000**

**Contact:** Allan Green  
0433112769

**Type:** Villa  
**Sold Date:** 19/03/2021

<https://www.andrewmerton.com.au>



GROUND FLOOR

Plans shown are only indicative of layout. Dimensions are approximate.

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