

**348 Rooty Hill Road North, Plumpton, NSW, 2761**



**House For Sale**

Saturday, 11 January 2025

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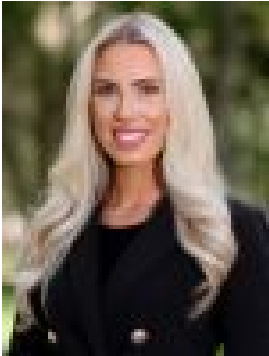
**Bedrooms: 4**

**Bathrooms: 1**

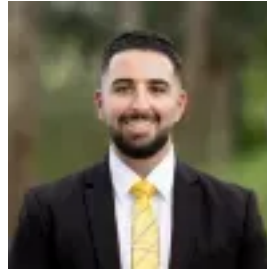
**Parkings: 4**

**Area: 942 m2**

**Type: House**



Kayla Welsh  
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Meshel Bahnam  
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## **DEVELOPMENT POTENTIAL - 943M2 BLOCK IN PREMIUM LOCATION!!!**

Kayla Welsh & Meshel Bahnam of Ray White Diamantidis Group is proud to welcome you to 348 Rooty Hill Road North, Plumpton.

FIRST TIME OFFERED!! Discover the perfect blend of comfort and opportunity with this charming 3 bedroom home nestled on a generous 942.1m<sup>2</sup> block in the sought after suburb of Plumpton. This rare opportunity offers development potential including granny flat, duplex & subdivision (S.T.C.A) making this ideal for the savvy investors or developers. Easy access to M7/M2/M4 motorways and minutes to major train stations (Rooty Hill & Mount Druitt). Located close to Plumpton Marketplace and other schools, shops, public transport & parks.

Further features include:

- \* 3 bedrooms, master bedroom features built in wardrobe
- \* Well presented kitchen with ample cupboard space & electric cooking
- \* Dining room combined with kitchen
- \* Separate lounge room
- \* Study space off kitchen
- \* Sunroom
- \* Detached teenagers retreat with split system air conditioning
- \* Original bathroom with bath & shower
- \* External laundry
- \* Ceiling fans
- \* Split system air conditioning
- \* Semi above ground swimming pool
- \* Large carport that fits 4x cars
- \* Positioned on a huge 942.1m<sup>2</sup> block
- \* 17.6m frontage
- \* Granny flat, duplex & subdivision potential (S.T.C.A)
- \* Fully fenced front and rear yards

For further information, please contact Kayla Welsh 0451 592 313 or Meshel Bahnam 0478 664 123.