

ASOMA 177-179 ROOTY HILL RD NORTH, ROOTY HILL NSW 2766



House For Sale

Thursday, 26 December 2024

ASOMA 177-179 ROOTY HILL RD NORTH, ROOTY HILL NSW 2766

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 1827 m2

Type: House



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Calling all Developers, Builders & Investors

Positioned at the gateway to the Western Sydney Growth Corridor, this level and substantial potential development site poses a fantastic residential opportunity. The immediate walking access to multiple public and private schools, local shops, restaurants, Rooty Hill Station, and medical facilities create endless possibilities for convenient residential living options. The site is located only 38km from the Sydney CBD and 21 kms from the Parramatta CBD.

- 1,827m² - (approximately)
- Frontage: 30.87 meters approximately
- Depth: 60.32 meters approximately
- Zoned R2 - Low density residential
- Permitted use - residential dwellings
- Permitted with council consent
- Multi-dwelling housing
- Townhouse Potential (STCA)
- Land banking Opportunity
- Knock down, and rebuild
- Dual income potential - Granny flat (STCA)

The home features:

- Spacious entrance flowing through to formal lounge and dining
- Large timber kitchen located in the heart of the home with island benchtop,
- Additional meals area well connected to the rumpus and outdoor space
- 4 oversized bedrooms with built-in wardrobes and mirrored doors
- Main bedroom with private ensuite
- Additional features on offer: lots of storage, high ceilings, ducted air-conditioning, double gate side access to the rear and a fairly level block.
- School Catchments: Rooty Hill Public & Rooty Hill High School

This property is being auctioned on Super Saturday. For more information, please visit <https://www.mcgrathsupersaturday.com>