



## 62 Rooty Hill Road South ROOTY HILL NSW

3 1 2

Calling all renovators, savvy investors, and builders alike!!! This property offers a generous near level parcel of land and is conveniently set within short walking distance of Rooty Hills Train Station and Shopping precinct. The current dwelling is in need of some TLC however offers a wide range of future potential as you are ultimately only paying for the land. Renovate, extend or knock it down and start again, the decision is yours!

### Property Highlights |

- Original condition
- 3 bedrooms
- 1 bathroom
- Generous, level front and rear yard
- Lots of space for a granny flat, pool, or side access garage/workshop in the back yard (STCA)

**Land Size** : 556.4 sqm

**View** : <https://www.awardgroup.com.au/sale/nsw/western-sydney/rooty-hill/residential/house/5230295>



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SITE PLAN

