



**40A Rookwood Rd, Yagoona**



## HOUSE | GRANNY FLAT | 700m<sup>2</sup>

Wow, newly built dual level family home plus granny flat on 700m<sup>2</sup>, here is an opportunity to buy the finished product, architecturally designed for the growing family plus room for the parents or in-laws.

If you're after privacy, space, and convenience, this absolutely stunning, newly built and beautifully presented 4 bedroom - 2 story brick family home offers state-of-the-art family living. It provides a lifestyle of position, prestige and complete convenience with schools, shops and transport within walking distance. Whether you're looking at up-sizing or investing, this ideal opportunity for the astute investor and/or home owners looking for a second income, this property ticks all the boxes.

### Main Residence Features Include:

#### Ground Level:

Ultra-modern polyurethane gas kitchen with quality appliances, 20mm stone bench-tops, includes breakfast bar, dishwasher, and microwave

Spacious separate formal living and dining areas, open plan living and dining options

Outdoor alfresco area combining both indoor and outdoor entertaining

Internal Laundry with plenty of cupboard space

Stylish guest bathroom

6 3 4 700 m<sup>2</sup>

**Price** SOLD for \$1,400,000

**Property Type** Residential

**Property ID** 398

**Land Area** 700 m<sup>2</sup>

### Agent Details

Rabie Chehade - 0409 006 900

### Office Details

Yagoona

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02 9645 3352



Good size and well maintained backyard for the kids to enjoy

Tiled throughout on the ground level

Oversized carport approx. 70m2 plus massive lockup shed

Ducted Air Conditioning with 4 zones

Potential rental return \$800-\$850 per week

**Level One:**

Master Bedroom with built-in and en-suite

Three other Bedrooms all with built-in wardrobes

Spacious bathroom combined bathtub/shower

Carpet throughout on level one

**De-Attached Granny Flat Features Include:**

2 bedrooms both with built ins

Polyurethane gas kitchen with stone and electric appliances plus dishwasher, and microwave

Spacious lounge with Air Conditioning

Modern bathroom

Separate laundry facilities with washer and dryer included

Private drive away access and parking

Fully tiled throughout

Separate water, electricity and gas metering

Leased for \$420 per week

Overall Land Size 700m2

Situated on the Border of Yagoona and Bankstown, this home won't disappoint, The list goes on and on, this home has the complete package, you be impressed, we highly recommend you inspect.

Contact Rabie Chehade on 0409 006 900 or 9645 3352

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