



11 Rooney Avenue ABBOTSBURY, NSW



### Well maintained family home in convenient setting

With an emphasis on comfort, ease and flexibility, this well maintained residence provides an exceptional family home promising relaxed indoor and outdoor living and entertaining. It is positioned a stroll to Abbotsbury shops and everyday amenities.

- Versatile layout incorporates formal and informal living
- Interiors open to a sunlit covered entertainment courtyard
- Enclosed easycare level backyard and established gardens
- Polyurethane CaesarStone gas kitchen with walk-in pantry
- Well sized bedrooms all appointed with built-in wardrobes
- Master features a walk-in wardrobe and includes an ensuite
- Kitchen with dishwasher, polished timber floors in living
- Air conditioning, double lock-up garage and garden shed

**Stone Real Estate**

02 9824 1100  
**Liverpool**



SITE PLAN (NOT TO SCALE)



0 1 2 3 4 5

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

11 Rooney Avenue, Abbotsbury

**McGrath**