



## 7 Carlton Road North Rocks NSW

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Providing updated living spaces and classic street appeal, this home enjoys a quiet position in an ultra-convenient location. It has the benefit of three separate living zones allowing flexibility for different ages and activities, including a spacious formal lounge, informal meals zone with fireplace + a separate sun filled family room. The open plan kitchen has been updated and stainless steel appliances. The rear family room is positioned to look to the backyard with sliding doors out to the covered entertaining area. Covered for all-year use, it steps down to grassed spaces with plenty of room for the kids to play.

The three bedrooms are serviced by two bathrooms including an ensuite to the main and new carpet and fresh paint add to the overall appeal of the home. The laundry has a third shower and toilet and connects to a study which could double as a guest bedroom. With an address that's a stone's throw to Muirfield High and M2 express bus services this is an attainable property full of family appeal.

- ? 900sqm block with a fantastic rear yard
- ? Freshly painted and new carpet, split system a/c
- ? Updated kitchen, main bathroom with separate toilet
- ? Single garage with internal access, dual driveways, carport
- ? Walking distance to North Rocks Shops and North Rocks Public

**Price** : \$ 1,310,000  
**Land Size** : 900 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/parramatta/north-rocks/residential/house/5737593>



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