



Luxurious New Home - Premium Family Living & Investment Potential

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3 Short Street, Rosehill

Auction
4th October

Key Selling Points

- Architecturally designed two-storey residence with luxurious interiors
- 650sqm block with dual frontage, extreme privacy & future development potential (STCA)
- Resort-style 6m heated swim spa (75% energy savings with heat pump) for year-round enjoyment
- Smart home integration with full security, solar energy & premium finishes throughout

Location Highlights

- Minutes to Rosehill Racecourse & Parramatta CBD
- Close to schools, transport, shopping & lifestyle amenities

A rare opportunity in the heart of Rosehill, next to Rosehill Racecourse and the new Metro, just moments from Parramatta CBD. This architecturally designed residence sets a new

Property ID:	L36101869
Property Type:	House
Open Parking:	2
Land Area:	645.0 sqm

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benchmark for modern family living, combining cutting-edge design, high-end finishes and resort-inspired features with outstanding privacy and long-term development potential (STCA).

Set on a generous 650sqm dual-frontage block, the home features expansive light-filled interiors, a gourmet kitchen with 40mm stone benchtops, and seamless flow to a 55sqm alfresco deck overlooking landscaped gardens. The versatile layout offers four spacious bedrooms plus a study, complemented by designer bathrooms and luxury appointments throughout.

At the heart of the home is a 6m heated swim spa with an integrated hot pool – the ultimate year-round retreat for relaxation and entertaining. Smart home automation controls lighting, climate, security, audio and more, ensuring effortless comfort at every turn.

With only one neighbour and three sides of open space, the property enjoys exceptional privacy. Energy-efficient features include a solar system and individual split-system air-conditioning in each room, further enhancing lifestyle appeal while minimising costs. Perfect for families seeking luxury or investors exploring future subdivision or secondary dwelling potential (STCA).

Outgoings

Council: ~\$247 pq

Water: ~\$226.15 pq

Total Area: 645sqm

Contact Agent

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