




11 Lovage Gld, Rooty Hill, NSW 2766

Sold - \$820,000

Townhouse 3  2  1 



## SOLD BY ROY AMERY & SARAH MERKULOV

Roy Amery & Sarah Merkulov of Richardson & Wrench Rooty Hill & Westfield Mt Druitt are pleased to offer this large and spacious 3 bedroom townhouse in a modern estate with ducted air-conditioning and generous living areas and are perfect for relaxing and entertaining. Located in a prime location, this townhouse is just a short distance to Rooty Hill train station / shops, Eastern Creek Quarter shopping centre, Mt Druitt Hospital, Westfield shopping centre, Australian Islamic College of Sydney, West HQ (Rooty Hill RSL Club) and is also conveniently situated near the M4 / M7 Motorways. Be quick to secure one of the best townhouses in Rooty Hill!

### Featuring:

- \* 3 bedroom brick townhouse with ducted air-conditioning
- \* Huge master bedroom with walk-in robe and en-suite
- \* Built-in robes and timber laminate floors to bedrooms
- \* Open plan living areas with tiled flooring
- \* Spacious kitchen with gas cooking, island bench and stainless-steel appliances
- \* Large main bathroom with bathtub, shower / toilet and floor to ceiling tiles
- \* Single garage with internal access and automatic door
- \* 2nd allocated car space next to townhouse
- \* Large internal laundry and 3rd guest toilet
- \* Private rear yard with alfresco area and rainwater tank
- \* Current tenant paying \$650 per week (lease has expired)
- \* 222m2 total area

### Outgoings:

- \* Strata Rates: \$350.00 per quarter
- \* Council Rates: \$461.50 per quarter
- \* Water Rates: \$172.79 per quarter

For more information on this fantastic property, please contact Roy Amery or Sarah Merkulov from R&W Real Estate Rooty Hill & Westfield Mt Druitt on 0414 672 407

### Listed By

Roy Amery  
Phone: (02) 9832 7500

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### Open for Inspection

By Appointment.