

12/122 Rooty Hill Road North Nth, Rooty Hill, NSW 2766

Just Listed

Townhouse 4  2  1 



## Stylish & Modern Townhouse in Sought After North Rooty Hill

OPEN FOR INSPECTION THURSDAY 11TH OF JUNE 2026 FROM 5:30 PM TO 6:00 PM  
OPEN FOR INSPECTION SATURDAY 13TH OF JUNE 2026 FROM 1:00 PM TO 1:30 PM

### Open for Inspection

Thu, 11 Jun 2026 - 5:30 PM to 6:00 PM  
Sat, 13 Jun 2026 - 1:00 PM to 1:30 PM

Roy Amery and Sarah Merkulov of R&W Elite Group are pleased to offer this immaculate 4-bedroom townhouse (225m<sup>2</sup> in total) complete with ducted air-conditioning, high ceilings, generous open plan living areas with tiled flooring that are perfect for relaxing and entertaining. Located in a prime location, this townhouse is just a short walk to Rooty Hill Train Station, Shops, Schools including St Aidents Catholic School & Church, Australian Islamic College of Sydney and is also conveniently situated near Eastern Creek Quarter, Mt Druitt Hospital, Westfield Shopping Centre & West HQ (Rooty Hill RSL Club) and easy access to M7/M4 Motorways.

### Featuring:

- \* 4-bedroom brick townhouse in North Rooty Hill in immaculate condition (225m<sup>2</sup> total size)
- \* Ducted air-conditioning, high ceilings throughout, near new timber laminate flooring upstairs & light filled interiors
- \* En-suite, mirror built in robe & balcony to master suite
- \* Open plan lounge & dining areas with tiled flooring & access to rear yard
- \* Spacious kitchen with stone benchtop, gas cooktop, dishwasher & plenty of cupboard space
- \* Spacious main bathroom upstairs with toilet, shower & bathtub.
- \* Internal laundry downstairs with 3rd toilet
- \* Single lock up garage with internal access & allocated 2nd car space undercover
- \* Alfresco area & nice size backyard with water tanks, also has gate access to playground area
- \* Low strata rates, only \$494.45 per quarter & located in sought after complex

### Outgoings:

- \* Strata Rates: \$494.45 per quarter
- \* Council Rates: \$456 per quarter
- \* Water Rates: \$200 per quarter

### Listed By

Roy Amery  
Phone: (02) 9832 7500

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Phone: (02) 9832 7500



Listing Number: 3539337

Floorplan



# 12/122 Rooty Hill Road North, Rooty Hill

**Disclaimer:** Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by : Sync Studios Pty Ltd**

