

3 Mallow Gld, Rooty Hill, NSW 2766

Sold - \$880,000

Townhouse 3  2  1 



SOLD BY ROY AMERY & JOSEF CRUZ

Roy Amery & Josef Cruz of Richardson & Wrench Rooty Hill & Westfield Mt Druitt are pleased to offer this immaculate 3-bedroom brick townhouse (221m² in total) complete with generous living areas inside and large covered alfresco area outside with timber decking that are perfect for entertaining, with quality finishes throughout including stone benchtops in the kitchen, huge bathrooms, ducted air-conditioning and much more, located in a prime location, this townhouse is just a short walk to Rooty Hill train station, shops, schools and Australian Islamic College of Sydney, Eastern Creek Quarter shopping centre and is also conveniently situated near Mt Druitt Hospital, Westfield Shopping Centre and West HQ (Rooty Hill RSL Club) and easy access to M7 / M4 Motorways.

Open for Inspection

By Appointment.

Featuring:

- * 3 bedroom freestanding townhouse with ducted air-conditioning (221m² total size)
- * Open plan living with tiled floors and light filled interiors
- * En-suite (that is oversized) and walk-in robes to master suite
- * Built-in robes to bedrooms, video intercom and alarm system
- * Spacious kitchen with stone benchtops, island bench, 5 burner gas top and dishwasher
- * Spacious main bathroom upstairs with toilet, shower and bathtub.
- * Internal laundry downstairs with storage and 3rd toilet
- * Single lock up garage with internal access and automatic door
- * 2nd allocated car space with side access to backyard
- * Understairs storage
- * Huge covered alfresco area with timber decking
- * Low strata rates \$470.00 per quarter and located in sought after complex

Outgoings:

- * Strata Rates: \$350 per quarter
- * Council Rates: \$461.50 per quarter
- * Water Rates: \$172.79 per quarter

Please call Roy Amery & Josef Cruz from Richardson & Wrench Rooty Hill / Mt Druitt on 0414 672 497 for further information

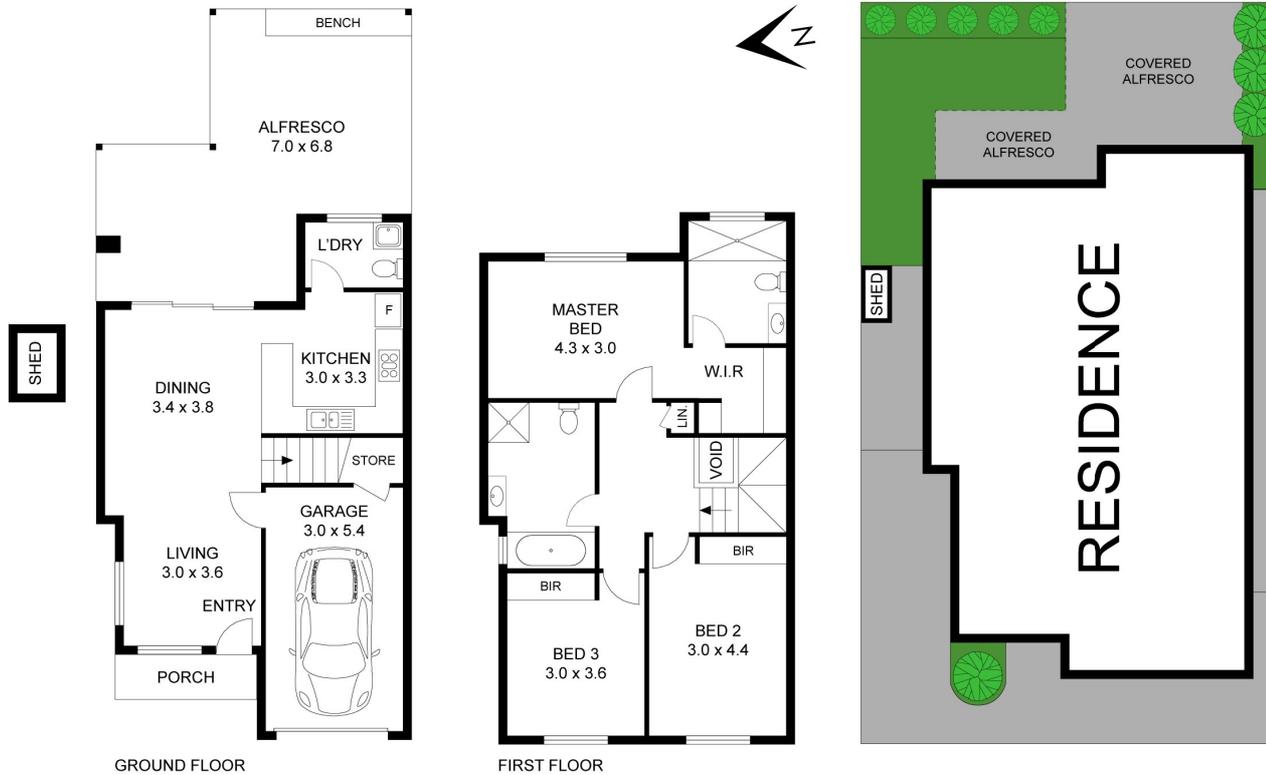
Listed By

Roy Amery
Phone: (02) 9832 7500

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Floorplan



3 Mallow Glade, 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

