

4/162-164 Rooty Hill Road South Sth, Eastern Creek, NSW
2766

Sold - \$630,500

Villa 2  2  1 **SOLD BY ROY AMERY**

Roy Amery & Melissa Pavleska of Richardson & Wrench Rooty Hill & Westfield Mt Druitt is pleased to offer this spacious 202m2 single storey villa in a quiet complex of only 5 properties, boasting an en-suite, ducted air-conditioning and generous living areas that are perfect for relaxing and entertaining. Located in a prime location, this villa is just a short walking distance to Eastern Creek Quarter Shopping Centre and close distance to Rooty Hill Train Station, 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 villas in the area!

Open for Inspection

By Appointment.

Featuring:

- * 2 Bedroom brick villa with built in robes/timber floors to bedrooms
- * Large master bedroom with en-suite
- * Ducted air-conditioning
- * Open plan lounge and dining with tiled floors
- * Spacious kitchen with gas cooking and dishwasher
- * Main bathroom with bathtub, shower/toilet
- * Single garage with remote door and internal access
- * Internal laundry
- * Private and nice size backyard with outdoor entertaining area with fan
- * Low strata rates (\$489.50 per quarter)
- * Current tenant paying \$500 per week (lease expired)
- * Walk to Eastern Creek Quarter Shopping Centre
- * 202m2 total area

For more information on this fantastic property, please contact Roy Amery or Melissa Pavleska from R&W Real Estate Rooty Hill & Westfield Mt Druitt on 0414 672 497.

Listed By

Roy Amery
Phone: (02) 9832 7500

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Floorplan



4/162-164 Rooty Hill Road South, **Eastern Creek**

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**

R&W