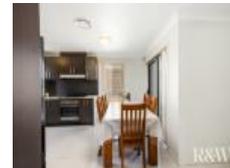


8/85-87 Derby St, Rooty Hill, NSW 2766

Sold - \$935,000

Townhouse 4  3  1 



SOLD BY DAVID FREND0

David Frendo of Richardson & Wrench Rooty Hill & Westfield Mt Druitt proudly presents this modern, well-designed street-frontage 4 bedroom freestanding townhouse, offering comfort, quality, and convenience in a highly sought-after Rooty Hill location.

Open for Inspection

By Appointment.

Set on a total area of approximately 254m², including courtyard and car spaces, this impressive home is perfectly positioned within walking distance to Rooty Hill train station, shops, schools, and local parks - everything you need right at your doorstep.

Features include:

- * Four generous bedrooms with mirrored built-in wardrobes
- * Master bedroom with ensuite, tiled floor to ceiling
- * Open-plan living and dining areas
- * Gas kitchen with 5-burner cooktop and dishwasher
- * Polished porcelain tiles downstairs, laminate flooring upstairs
- * Main bathroom with floor-to-ceiling tiles
- * Internal laundry with third shower and toilet downstairs
- * Ducted air-conditioning throughout
- * Good-sized courtyard with garden and tool shed
- * Single lock-up garage with internal access
- * Additional car space included
- * Currently leased to long-term tenants at \$540.00 per week
- * Strata per 1/4 - \$857.04

This is an outstanding opportunity for investors or owner-occupiers seeking a low-maintenance property in a prime, high-demand location with strong rental appeal.

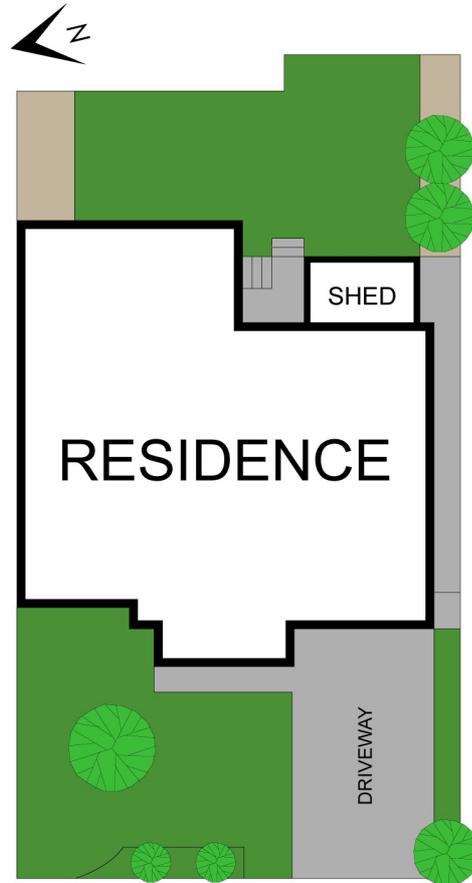
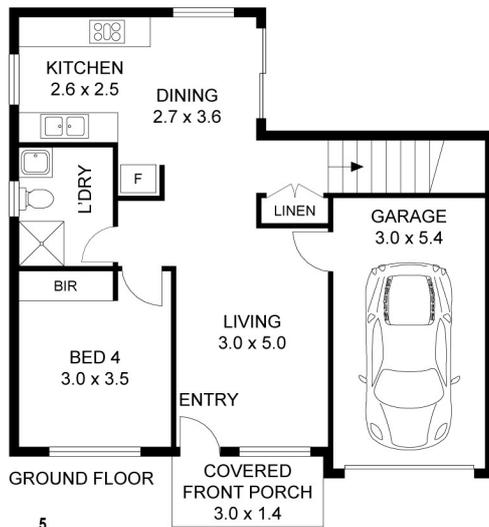
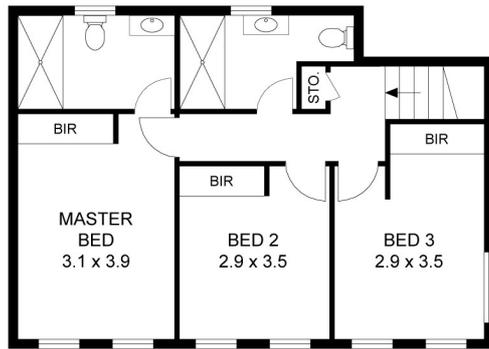
Listed By

David Frendo

Mobile: 0411 457 027



Floorplan



8/85-87 Derby Street, 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

