




**22/2 Charlotte Rd, Rooty Hill, NSW 2766****Sold - \$440,000**Townhouse 2  1  1 **SOLD BY DAVID FREND0 & KAYLA WELSH**

Situated within a sought after location, within minutes from local schools, shops and public transport is this well presented 2 bedroom townhouse. Featuring multiple living areas, this property is ideal for the first home buyers or those looking at expanding their investment portfolio!

**Open for Inspection**

By Appointment.

Further features include:

- \* 2 bedrooms, both with built in wardrobes
- \* Neat & tidy kitchen with electric cooking and double sink
- \* Combined lounge & dining room with split system air conditioning
- \* Upstairs living area
- \* Main bathroom upstairs with bath and shower
- \* Internal laundry with 2nd toilet
- \* Carpeted upstairs
- \* Floorboards downstairs
- \* Single lock up garage with internal access
- \* Low maintenance yard
- \* Strata is \$310.00 per quarter
- \* Situated on 229m2 block including the courtyard & garage

For further information on this well presented property, please feel free to contact David Frendo 0411 457 027 or Kayla Welsh 0451 592 313

**Listed By**

David Frendo

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