### 5/25 Acropolis Ave, Rooty Hill, NSW 2766







Sold - \$517,000









# SOLD BY DAVID FRENDO

Top location for an investment opportunity or make a move into this cozy home completely renovated on the inside - hesitate and miss out!

With modern qualities this is a great opportunity in beautiful & quiet complex located in the inclusive part of the growing suburb of Rooty Hill. This residence sits quietly at the end of the complex and situates on a 255m2 block. All of this on one level, perfect for the first home buyers to make their mark! Perfect for the investors to expand their portfolio!

## Further features include:

- \* Beautifully presented 3 bedroom villa
- \* All bedrooms with mirror built in wardrobes
- \* Modern kitchen featuring gas cooking, stainless steel appliances & plenty of cupboard space
- \* Open plan living and dining area
- \* Renovated bathroom 3-way bathroom
- \* Internal laundry
- \* Split system air conditioner
- \* Ceramic tiling throughout
- \* Low maintenance yards with good size private yard
- \* Single lock up garage with drive through access
- \* Rental potential \$410.00 per week
- \* Strata \$575.12 per quarter
- \* Situated on a 225m2 block of land

## Location, Convenience & Lifestyle

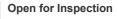
- \* 5 minute drive (2.3km) Rooty Hill Public School
- \* 4 minute drive (2.3km) Rooty Hill High School
- \* 5 minute drive (2.7km) Rooty Hill local shops
- \* 3 minute drive (1.5km) Mount Druitt train station + Westfield Plaza
- \* 5 minute drive (1 0km) Doety Hill train station

### **Listed By**

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By Appointment.

