




16/31 Abraham St, Rooty Hill, NSW 2766

Sold - \$637,000

Townhouse 3  2  2 

## SOLD BY KAYLA WELSH & ADRIAN BORG

Situated within a sought after suburb is this oversized, freestanding 3 bedroom townhouse. Offering you spacious open plan living this is the perfect opportunity for the first home buyer to move straight into! Located close to schools, shops and public transport, you wont want to miss the chance to secure this fantastic home!

### Open for Inspection

By Appointment.

Further features include:

- \* 3 bedrooms all with built in wardrobes
- \* Good sized master bedroom featuring an en-suite
- \* Well presented kitchen with gas cooking, stainless steel appliances and breakfast bar
- \* Open plan lounge and dining room with split system air conditioning
- \* Neatly appointed bathroom with bath & shower
- \* Internal laundry
- \* Separate 3rd toilet downstairs
- \* Undercover entertaining / decking area
- \* Floorboards downstairs
- \* Carpeted upstairs
- \* Double lock up garage with internal access
- \* Freestanding townhouse
- \* Situated in a quiet, clean complex
- \* Currently leased to great tenants at \$480.00 per week
- \* Strata is \$544.15 per quarter
- \* Situated on a 229m2 block - includes the courtyard and garage

For further information on this oversized townhouse, please feel free to contact Kayla Welsh 0451 592 313 or Adrian Borg 0424 074 707

Don't miss out on all new listings advertised first on social media!

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### Listed By

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