




19/25 Abraham St, Rooty Hill, NSW 2766

Sold - \$605,000

Townhouse 3  2  2 



SOLD BY DAVID FREND0

If you're looking to expand your investment portfolio, then look no further than this beautifully designed 3 bedroom townhouse that offers it all! Boasting spacious living and dining areas, master bedroom with walk in wardrobe and ensuite plus a double garage. Don't miss out on this great investment, providing a weekly rental return of \$440 p/w, leased to a long term tenant.

Further features include:

- 3 generous size bedrooms with carpet throughout
- Spacious master bedroom with walk in wardrobe and ensuite
- Well presented kitchen with gas cooking, loads of cupboard space plus breakfast bar
- Separate lounge and dining area with tiled flooring throughout
- Combined bathroom with bathtub
- Internal laundry with 3rd toilet
- Ducted air conditioning
- Great sized, low maintenance yards
- Double car lock up garage
- Sitting on 238m2 lot including living, yard and garage space
- Currently leased to a long term tenant paying \$440 p/w
- Approximate strata fees \$285 per quarter
- Located only a short walk to schools, shops and public transport

Location, Location, Location!

- 4 minute walk (350m) Nearest Bus Stop
- 2 minute drive (1.7m) Westfield Mount Druitt
- 3 minute drive (1.7km) Mount Druitt Hospital
- 4 minute drive (2km) Mount Druitt Train Station
- 5 minute drive (3.7km) Great Western Highway

Listed By

David Frendo

Mobile: 0411 457 027

Open for Inspection

By Appointment.

