




3/166-168 Rooty Hill Road Nth, Rooty Hill, NSW 2766

Sold - 1/04/2023

Townhouse 3  2  2 



SOLD BY MARK & LAURA COMBER

When space and location matters! It's not everyday that such a unique opportunity presents itself. A stone's throw away from everything, this beautifully presented home is of excellent value you wouldn't want to miss. Situated in a strategic location close to everything, this property would be an ideal starting point for a first home buyer or as an addition to your investment portfolio. It's boasting features include:

Open for Inspection

By Appointment.

- * Three excellent size bedrooms with ensuite to master & built-ins to all
- * Generous "Open Plan" combining lounge, kitchen & dining
- * Great study/family area upstairs
- * Modern kitchen with stone bench tops, gas cooking, quality stainless steel appliances including dishwasher and plenty of cupboard space
- * Spacious floor-to-ceiling tiled bathroom with shower, bath & toilet
- * Quality tiled floors downstairs + carpeted upstairs
- * Double tandem lock-up garage with automatic door & internal access
- * Low maintenance, secured backyard - great for kids & BBQ nights!
- * Modern & well-maintained complex in a lovely residential pocket
- * Ducted air conditioning throughout
- * Internal laundry with 3rd toilet downstairs
- * Plenty of off-street parking for visitors and guests
- * Impressive total size of approx. 222m2

Located close to the Rooty Hill shopping precinct, train station, public transport, schools, parks, hospitals & 15 minutes from the bustling Sydney Business Park at Marsden Park which carries IKEA, Bunnings, Costco, etc. Don't miss an amazing opportunity! Be sure to get in before everyone else does.

Disclaimer:

Please note that all information herein is gathered from sources we, LJHooker Rooty Hill believe to be reliable. However we, LJHooker Rooty Hill cannot guarantee its accuracy and any interested person/s should rely on their own enquiries. All measurements and distances noted in the above advert are to be considered approximates and to be used as a guide only.

Listed By

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