

40/1B Premier Lane, Rooty Hill, NSW 2766

\$490,000 - \$520,000

Unit 2  2  1 



## SPACIOUS TOP FLOOR UNIT WITH TWO BALCONIES!

OPEN FOR INSPECTION SATURDAY 27TH OF JANUARY 2024 FROM 11:00 AM TO 11:30 AM

**Open for Inspection**

By Appointment.

Roy Amery of Richardson & Wrench Rooty Hill & Westfield Mt Druitt is pleased to offer this spacious and large 2 bedroom unit with a total size of 129m2 with fantastic size living areas in a relaxed and quite complex, with a top floor aspect and lift access to the secure underground basement with allocated car space. Located in a prime location in the heart of Rooty Hill, this unit is just a short 1 minute walk to the train station and shops, also close distance to Schools, Mt Druitt Hospital, Westfield Shopping Centre, Australian Islamic College of Sydney and is also walking distance to West HQ (Rooty Hill RSL Club) and easy access to M7 Motorway.

### Featuring:

- \*2 Bedrooms with en-suite and built in robes to both bedrooms
- \*Balcony off main bedroom
- \*Open plan loungeroom and dining area with porcelain tiled floors, split air-conditioning and 2nd balcony
- \*Polyurethane kitchen with gas cooking and stone benchtops and breakfast bar
- \*Main bathroom with separate bathtub, shower and toilet
- \*Internal laundry
- \*Rooftop entertaining/bbq area
- \*Security basement car parking
- \*Secure building with lifts and video intercom
- \*Total area including balconies and car space is 129m2
- \*Ideal for owner occupier, first home buyer or investor
- \*Walk to Train Station and Shops
- \*Visitor parking for guests and family

For more information on this fantastic property, please contact Roy Amery from R&W Real Estate Rooty Hill & Westfield Mt Druitt on 0414 672 497.

### Listed By

Roy Amery  
Phone: (02) 9832 7500

