

12/2 Charlotte Road, Rooty Hill, NSW 2766



Sold Townhouse

Thursday, 2 November 2023

12/2 Charlotte Road, Rooty Hill, NSW 2766

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Roy Amery

0414672497

\$585,000

Roy Amery of Richardson & Wrench Rooty Hill & Westfield Mt Druitt is pleased to offer this spacious and recently renovated 2 bedroom townhouse plus upstairs living area (potential for a 3rd bedroom) in a relaxed and quite complex, complete with generous living areas downstairs and upstairs that are perfect for relaxing and entertaining. Located in a prime location, this townhouse is just a short distance to Rooty Hill Train Station and Shops, Eastern Creek Quarter Shopping Centre, 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 built in robes and ceiling fans to all rooms *Open plan lounge room and dining area with timber floors and split air-conditioning *Near new and renovated kitchen with plenty of cupboard space overlooking sun drenched backyard *Rumpus/2nd living area upstairs with built in cupboards and split air-conditioning *Large recently renovated bathroom with separate shower and bathtub *2nd toilet downstairs and internal laundry *Single garage with internal access *Undercover entertaining area/alfresco in backyard *Large and private backyard *Nice and quite complex with children's play area including swing set and grassy area *Visitor parking for guests and family *Low strata rates (\$418 per quarter) Outgoings: *Strata Rates: \$418 per quarter *Council Rates: \$413 per quarter *Water Rates: \$173.29 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.