

15/12 Blenheim Avenue, Rooty Hill, NSW 2766



Townhouse For Sale

Tuesday, 13 February 2024

15/12 Blenheim Avenue, Rooty Hill, NSW 2766

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 219 m2

Type: Townhouse



Meshel Bahnam
0296234033



Jake Borg
0296234033

JUST LISTED | Ready to move in!

Meshel Bahnam & Jake Borg of Ray White Diamantidis Group Rooty Hill is proud to present to the market 15/12 Blenheim Avenue, Rooty Hill. Presenting an unparalleled blend of luxury, space, and sophistication, this meticulously crafted townhouse epitomizes refined living. Nestled in a prime location within one of the suburb's most esteemed neighborhoods, this exceptional residence offers an array of amenities just steps away from local shopping precincts. Boasting seamless integration with the surrounding park-lands and prestigious educational institutions, this property exudes an aura of distinction. Upon entry, the graceful facade unveils an expansive and character-filled interior adorned with elegant finishes that appeal to both discerning parents and their children. Designed with meticulous attention to detail, the layout seamlessly combines functionality with style, catering effortlessly to both entertainers and growing families alike. Additionally, this property presents an enticing investment opportunity, promising impressive rental yields.

THINGS WE LOVE ABOUT THIS PROPERTY:

- Four generously proportioned bedrooms, each featuring built-in wardrobes
- Expansive and luminous dining area flowing seamlessly into an open kitchen, complete with exquisite stone bench-tops
- Stylish interiors adorned with high-quality tiles and light fittings
- Impeccably maintained kitchen equipped with ample cupboard space, gas stove-top, range-hood, and dishwasher
- Luxurious en-suite bathroom accompanying the master bedroom
- Family-sized main bathroom featuring a separate bath tub, shower, and toilet
- Convenient third toilet downstairs
- Enhanced energy efficiency with 18 solar panels boasting a 6.6KW capacity
- Comfortable living ensured year-round with ducted reverse cycle air conditioning on both levels
- Internal laundry facilities and secure side access
- Single lock-up garage with internal access
- Serene backyard retreat complemented by an alfresco area

BUYERS NOTE:

- Rental Potential: \$700 Per Week
- Strata rate approx. \$315 Per Quarter

SOME LOCAL AMENITIES:

- Rooty Hill Masjid approx. 600m
- Mount Druitt Hospital approx. 650m
- Mount Druitt Westfield approx. 700m
- Mount Druitt TAFE approx 750m
- Rooty Hill North shopping district approx. 1.5km
- Rooty Hill Train station approx. 1.6km

For further information on this property please contact Meshel Bahnam on 0478 664 123 OR Jake Borg 0423 152 217 Don't miss out on all new listings advertised first on social media! @meshelbahnam_realestate

Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.