

**17/78 Hartington Street, Rooty Hill, NSW 2766**



**Sold Townhouse**

Sunday, 22 October 2023

17/78 Hartington Street, Rooty Hill, NSW 2766

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



**Khushwant Gill**

0430458660

**\$807,000**

This young and modern freshly painted freestanding townhouse offers a great start for first-home buyers and investors alike. This home has an open plan living and dining connecting to the kitchen area which flows onto the secure courtyard, creating a generous setting for when loved ones visit. So why not relax with friends under the sheltered alfresco? Or spend a lazy afternoon soaking up the sunshine on the lawn. The kitchen exudes quality with stainless steel appliances and a gas cooktop. Completing this main level is a powder room, a laundry, and a single automated lockup garage with internal access. While upstairs has four good-sized bedrooms including a master with an ensuite. This house is walkable to Rooty Hill train station, Shops, Rooty Hill RSL, Council childcare center, Rooty Hill Public School, Rooty Hill High School, and only a few minute's drive to M4 and M7 motorways, Mount Druitt Hospital, and the newest Business Park in Marsden Park, featuring IKEA, BUNNINGS, and COSTCO. Features: • Four generously sized bedrooms with built-in robes in 3 bedrooms, and the master features an ensuite. • Spacious living room and dining room connecting to the kitchen. • The gourmet kitchen with quality gas cooktop, range hood, oven, and dishwasher. • Internal laundry and 3rd toilet downstairs. • Two modern bathrooms, which include an ensuite bathroom in the master bedroom and the second bathroom has a bathtub, shower, and toilet. • Ducted reverse cycle air conditioning throughout and Security alarm system. • Single lock-up garage with automatic roller door and internal access to the house, it also has extra storage. • Low maintenance personally designed backyard with pergola and decking made using high-quality timber. Great for entertaining family and friends. • Timber look hybrid flooring in bedrooms, staircase, and hallway. Floor tiles in living, dining, and kitchen. • Premium quality solar system to save your hefty electricity bills throughout the year. • Big Park with oval and kids' playground across the road • Common Barbeque facilities, play area, and visitor parking in the complex. You will not want to miss out on this desirable home which offers an abundance of style, practicality, and a location beyond compare. 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.