

**2/100-102 Station Street, Rooty Hill, NSW 2766**

**Unit For Sale**

Thursday, 11 January 2024

2/100-102 Station Street, Rooty Hill, NSW 2766

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Jack Nahas  
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## Just Listed

Designed to provide a lifestyle of comfort and low-maintenance convenience, this boutique townhouse reveals a traditional dual-level layout with open lounge/dining and three double bedrooms. Enhanced with soothing neutral tones, carpet and ceiling fans, the interiors are well-presented and hold scope to further enhance or add personal touches.

Well-located, the complex is situated within 650m of Rooty Hill Station and adjoining shops.- Practical two-story design offers a flowing space to lounge, live and dine- Spacious lounge area in addition to a separate dining room, outdoor flow- Pergola oversees the enclosed child-friendly yard, ideal for easy gatherings- Well-maintained kitchen is equipped with steel appliances, tile splashback- Three generous bedrooms with built-in robes, master bed with an ensuite- Tidy main bathroom features tiled walls, a separate bathtub and shower- Internal laundry with downstairs guest w/c, ceiling fans and neutral decor- Single lock-up garage with internal access and one carport, ample storage- Moments from M7 access and main arterial roads, close to local schooling- Only 650m walking distance of Rooty Hill Station, local shopping and dining  
Water Rates: \$174.00 per quarter Council Rates: \$414.00 per quarter Strata Levies: \$536.00 per quarter