

**2/2 Evans Road, Rooty Hill, NSW 2766**

— Your Place

**Sold Villa**

Tuesday, 30 January 2024

2/2 Evans Road, Rooty Hill, NSW 2766

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 163 m2**

**Type: Villa**



Krish Nair

0430707427

**\$700,000**

Harcourts Your Place is truly excited to present this very spacious 3-bedroom villa, ideally located close to all amenities. Features Include:- Modern & stylish kitchen with stone benchtop, gas cooking, oven, dishwasher & plenty of bench / storage space- Open plan living / dining area filled with natural light- Three bedroom with built-in wardrobes- Main bathroom with shower- Two toilets- Internal laundry- Air Conditioning throughout- High ceilings- Low maintenance  
Potential Rental Return: \$550 - \$570 per Week  
Strata: \$505.04  
Water Rates: \$155.46  
Council Rates: \$365  
Located within close proximity to:- Eastern Road Quarter Shopping Centre - 800m- Rooty Hill Train Station 1.1km- Rooty Hill RSL 2.4km- Mount Druitt Westfields - Mount Druitt Hospital - M4 Motorway- Bus Stop  
Disclaimer: We have been furnished with the above information; however, Harcourts Your Place gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent inquiries to determine whether this information is in fact accurate.