

**2/38 Blenheim Avenue, Rooty Hill, NSW 2766**



**Townhouse For Sale**

Wednesday, 24 April 2024

2/38 Blenheim Avenue, Rooty Hill, NSW 2766

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Waheed Shinwari  
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## AUCTION

Waheed Shinwari and John Albertini of Urban Real Estate proudly welcome you home to 2/38 Blenheim Avenue, Rooty Hill! A perfect opportunity for first homeowners, families and investors alike, this dual-level street-facing townhouse features an open-plan living & dining area and plentiful outdoor space for the entire family to enjoy year-round. Comprising of 3 spacious bedrooms, 2 full bathrooms & a single lock-up garage and conveniently situated within minutes' walk/drive to all local amenities, this residence is waiting for its next owners to call it home! Property Features:- 3 spacious bedrooms with built in wardrobes to all; master bedroom features an en-suite- Split air conditioning system downstairs; ceiling fans to all bedrooms - Internal laundry fitted with an additional toilet - Generously sized, private courtyard- Floorboard installation throughout upstairs Location features:- Approx 120m to nearest bus stop - Approx 700m to Mt Druitt Hospital - Approx 1.2km to Westfield Mt Druitt- Approx 1.3km to West HQ - Approx 1.5km to Rooty Hill Train Station - Approx 1.5km to Rooty Hill North Shops- Approx 2km to M7 Motorway (Southbound entrance) Do not miss out on the opportunity to own this residence! Contact Waheed or John today to arrange an inspection or for more information. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.