

2/62 Derby Street, Rooty Hill, NSW 2766



Townhouse For Sale

Tuesday, 13 February 2024

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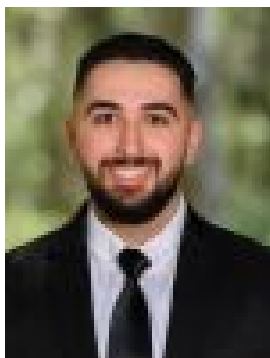
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 214 m2

Type: Townhouse



Meshel Bahnam

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JUST LISTED | Huge Townhouse

Meshel Bahnam of Ray White Diamantidis Group Rooty Hill is proud to present to the market 2/62 Derby Street, Rooty Hill. The property consists of three bedrooms, main bathroom, internal laundry, en-suite to the master bedroom with a single lock up garage with remote. Outdoor pergola area is perfect to entertain. This townhouse is suitable for first home buyers, or investors keen to secure a perfect home in the heart of Rooty Hill. THESE WE LOVE ABOUT THIS PROPERTY:- 3 Bedrooms with built-in wardrobes- En-suite to master bedroom- Upstairs shared bathroom- Upstairs study area- Spacious lounge and separate dining area- Internal laundry with 3rd toilet - Huge kitchen with ample cupboard storage- Dishwasher, gas cooking stove with stainless appliances - Outdoor pergola entertainment area- Single lock up garage- 214m² lot size- 4x Split air-conditioning - Separate alfresco/storage area- Freestanding home with no shared walls- 8x Solar Panels

Buyer notes:- Council rate approx: \$365 Per quarter- Lease potential approx: \$590 - \$650 Per week- Strata rate approx. \$487 Per quarter

SOME LOCAL AMENITIES:- Rooty Hill North Shopping district approx. 800m- Harry Dennison Park approx. 100m- Rooty Hill Train station approx. 900m- Rooty Hill Public school approx. 950m- Rooty Hill High School approx. 1km- Mount Druitt Hospital approx. 1.5km- Mount Druitt Westfield approx. 1.6km- Mount Druitt TAFE approx. 1.6km

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

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