

**2 Mallow Glade, Rooty Hill, NSW 2766**



**Townhouse For Sale**

Thursday, 25 January 2024

2 Mallow Glade, Rooty Hill, NSW 2766

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Khushwant Gill

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## Contact Agent

This stunning east-facing two-level family home offers a perfect blend of modern design and comfortable living. This sublime 3-bedroom, 2.5-bathroom residence is filled with a tranquil ambiance that will instantly have you feeling at ease. Step inside and be greeted by a spacious and light-filled living area, complete with a dining room and a cozy couch for relaxation. The interior design of this home is impeccable, and the corner block designs allow an abundance of natural light as you are not crowded with neighboring houses. This family home ticks all the boxes for anyone wanting a prestige living in the centre of a thriving suburb and is well located within minutes walk to Rooty Hill and Mount Druitt Train Stations, Rooty Hill Public School, and Rooty Hill High School, Childcare centre, Medical centre, Bus transport, Rooty Hill RSL (Western HQ), Sydney Gymnastic and Aquatic Centre, Parks, Shops and only minutes away from M7, M4, Mount Druitt Westfield, Mount Druitt TAFE, Hospital, Eastern Creek Quarter Shops, Western Sydney Zoo, Raging Waters and Marsden Park Business Hub. FEATURES: • Three Good size Bedrooms all featuring built-in wardrobes, and master with ensuite. • Open-plan Living connecting to Dining and kitchen. • Main full bathroom with floor-to-ceiling tiles and separate guest toilet downstairs. • Beautiful modern kitchen offering 40mm stone bench top, stainless appliances, Gas Cooktop, Range hood, Dishwasher, and plenty of cupboard space. • Tile flooring downstairs, and hybrid timber flooring upstairs. • Single lock-up garage to internal access with automatic door and additional parking for second car. • Security alarm system and intercom. • Ducted reverse cycle air conditioning throughout the home and sizeable laundry. • Low maintenance personally designed backyard with high-quality pergola with hybrid decking. Great for entertaining family and friends. Note: Concrete slab first floor and if you've got young kids who jump around upstairs whilst you're trying to relax downstairs, then this is something you may wish to consider! This stunning affordable Townhouse will surely impress due to its excellent sense of safety & community, so first-home buyers and investors should not miss out on this opportunity. We have obtained all the information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their investigations.