

4/17 Abraham Street, Rooty Hill, NSW 2766



Sold Townhouse

Thursday, 19 October 2023

4/17 Abraham Street, Rooty Hill, NSW 2766

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Khushwant Gill
0430458660

\$810,000

Khushwant Gill is excited to present this east-facing freestanding immaculate 4-bedroom, 2.5-bathroom family home in the heart of Rooty Hill. The family home includes an open-plan living and dining connecting to the kitchen area which flows onto the secure courtyard, creating a generous setting for the loved one's visit. So why not relax with friends under the sheltered alfresco? Or spend a lazy afternoon soaking up the sunshine on the lawn. In a centralised, yet private location, across the road children's play area, this home is sure to impress! and perfect for first-home buyers or investors. Situated in the very popular suburb of Rooty Hill, it is conveniently located close to Mt Druitt Hospital, and Westfields Shopping Centre. Only a few minute's drive to Rooty Hill & Mount Druitt train stations, Rooty Hill Shops, Rooty Hill RSL, Council childcare center, Rooty Hill Public School, Rooty Hill High School, M4 and M7 motorways, Mount Druitt Tafe, and the newest Business Park in Marsden Park, featuring IKEA, BUNNINGS, and COSTCO. Features include: • 4 Good-sized bedrooms, all include built-in robes and the master bedroom features an ensuite. • Garage converted to a spacious 5th bedroom/Lounge room with carpeted, custom curtains, and split reverse cycle A/C. • Spacious living room connecting to dining flows onto the stylish backyard. • Retractable blackout blinds are installed on the living room windows to get instant privacy and light control. • Beautiful modern kitchen with quality gas cooktop, range hood, oven, dishwasher, stone benchtop, and plenty of cupboard space. • Timber floating flooring in bedrooms, staircase, and hallway. Floor tiles in living, dining, and kitchen. • Two Stylish bathrooms and a separate toilet in the laundry downstairs. • Ducted reverse cycle air conditioning throughout the home and split AC in the garage. • Solar Panels to save your hefty electricity bills throughout the year. • Low maintenance personally designed backyard with high-quality insulated pergola with downlights, and 2 ceiling fans, and tiled floor. Great for entertaining family and friends. • Auto lock-up garage with internal access and separate carport • Side access to the backyard. • Ample parking space in the complex and next to the property. 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! There is simply nothing left to do!!! So don't delay your decisions and Call Khushwant on 0430 458 660 for more information. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information, and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.