

5/24 Blenheim Avenue, Rooty Hill, NSW 2766



Townhouse For Sale

Tuesday, 2 January 2024

5/24 Blenheim Avenue, Rooty Hill, NSW 2766

Bedrooms: 3

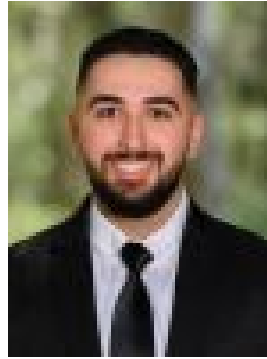
Bathrooms: 2

Parkings: 2

Type: Townhouse



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JUST LISTED

Laura Comber and Meshel Bahnam from Ray White Diamantidis Group are extremely proud to present to the market 5/24 Blenheim Avenue, Rooty Hill! This stunning townhouse is now available for sale, offering a perfect blend of modern design and comfortable living. As you step inside, you will be greeted by a spacious and light-filled interior. The open plan living and dining area provide a perfect space for entertaining guests or enjoying quality time with family. The property features a wonderful feeling of space with high ceilings, separate living and dining areas, a well-appointed kitchen, complete with modern appliances and ample storage space. The three bedrooms are generously sized offering a peaceful retreat for relaxation, with built-in wardrobes to all bedrooms and ensuite to master bedroom. The property includes split system air conditioning throughout the home, 2 upstairs and 1 downstairs, with 2 bathrooms and a 3rd toilet downstairs. The low maintenance backyard has an outstanding sized outdoor pergola area, providing a private and serene outdoor space for you to enjoy. Additionally, the property includes an advantage of Solar with a total of 10 panels, a single garage and an additional car parking space, ensuring convenient and secure parking for your vehicles. This property is exceptionally well positioned, close to Rooty Hill train station, local shops, cafes and adding to the overall appeal is its ideal proximity to the local parklands and schools. Features include:- Spacious tiled lounge and dining- Well positioned kitchen with electric cooking- 3 generous sized bedrooms- Built ins to all bedrooms- Spacious main bathroom- Ensuite to main bedroom- High Ceilings- Split system air conditioning 2 upstairs and 1 downstairs- Large internal laundry with 3rd toilet- Solar System - 10 panels - Single garage with additional carparking for 1 car- Great size low maintenance outdoor pergola area - Rental Potential \$590 - \$630 per week- Total area: approx. 191m²- Council rates: approx. \$413 per quarter- Strata Levies: approx. \$537.50 per quarter Some local amenities:- Rooty Hill High School approx. 1.9km- Rooty Hill Public School approx. 1.9km- Rooty Hill Train station approx. 1.8km- Rooty Hill North Side shopping district approx. 1.6km- West HQ approx. 1.4km **DON'T MISS OUT... WILL BE SOLD QUICKLY!** For further information or to book an inspection, please contact Laura Comber 0416 077 572 or Meshel Bahnam 0478 664 123 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.