

**5/33 Blenheim Ave, Rooty Hill, NSW 2766**

KALUH REAL ESTATE

**Townhouse For Sale**

Thursday, 21 March 2024

5/33 Blenheim Ave, Rooty Hill, NSW 2766

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 227 m2**

**Type: Townhouse**



Kaluh Real Estate



Monseour Nikko Santos  
0450914535

## PLEASE CONTACT THE AGENT

We invite you to inspect this 4-bedroom townhouse located in Rooty Hill, close to all amenities, schools, Mt Druitt Westfield Shopping Centre, the train station, and with easy M4/M7 access. • Four fantastic-sized bedrooms, all with built-in robes. • The master bedroom boasts an ensuite. • There are 2 bathrooms, including an ensuite, and a third toilet downstairs. • Open plan living and dining room with tiled floors. • Modern kitchen with granite benches, gas cooking, and stainless-steel appliances. • Internal access to a double lock-up garage and plenty of visitor parking. • Separate living/dining area and modern kitchen with a gas stove. • Security alarm, ducted air conditioning, tiled throughout the ground floor, and carpeted upstairs. • Great-sized backyard for entertainment. • Very low strata fees, approximately \$413 per quarter. • Great for first home buyers or investors. • Extras include ducted A/C, vacuum port, alfresco area overlooking the courtyard, and more. All of this and more, within minutes of major road access, shops, schools, and transportation. The Location: Approx: 1.4 km-walk to Westfields Mt Druitt Approx: 800-meter walk to Mount Druitt Hospital End the house hunt today and call now!! 02 8357 8800 or 0450 914 535 Disclaimer: The information presented has been gathered from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.