

**7/504 Woodstock Avenue, Rooty Hill, NSW, 2766**



**Sold Townhouse**

Monday, 19 February 2024

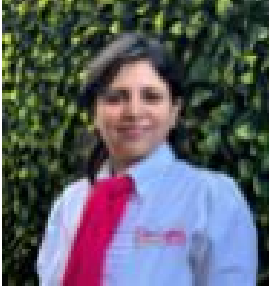
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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## **2 BEDROOM UPSTAIRS & GARAGE CAN BE USED AS 3RD BEDROOM DOWNSTAIRS!**

Dreambig Realty is feeling enthusiastic to present this Must See - Hidden Gem in the heart of Rooty Hill. This wonderful two bedroom double storey town home has loads of charm, space to entertain and only a short stroll to local schools, shopping complex, train station, parklands and many more.

### Features Include:-

- \* Two good sized bedrooms with built-in wardrobes upstairs plus the garage has been converted to another bedroom
- \* One bathroom and two toilets
- \* Modern kitchen with gas cook top and stainless steel appliances with dishwasher
- \* Separate living and dining room
- \* Two split system air conditioners
- \* Tiles downstairs and carpet upstairs
- \* Internal laundry
- \* Covered pergola and sunroom at rear for weekend entertainment and fully concrete backyard
- \* Lease potential of \$550/week & Tenant is willing to stay for 1-2 years lease

### Facilities Nearby:-

- Plumpton primary and High School (1.1km)
- St Aidan's Primary School (1km)
- Rooty Hill primary and High School (1.2km)
- Richard Johnson Anglican School (3km)
- Australian Islamic College of Sydney (1km)
- Mount Druitt Hospital (2km)
- Rooty Hill Train Station (1.5km)
- Westfield Mt Druitt (2.6km)
- Plumpton shopping mall (2.7km)
- Rooty hill RSL, Sydney Gymnastic & Aquatic Centre (1.8km)
- West link M7 (400m) West link M4 (2.3km)

To book your private inspection & for more information, please contact Garima on 0433 478 768 OR Japneet on 0466 985 612.

Disclaimer: Every precaution has been taken to establish accuracy of the information on this site, but does not constitute any representation by the landlords or agents. Distances and travel times are Ariel & approximate only. They may vary depending on traffic & congestion.