

**7/86 Hartington Street, Rooty Hill, NSW 2766**



**Townhouse For Sale**

Tuesday, 13 February 2024

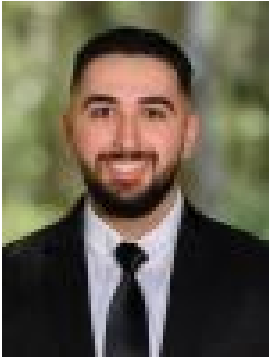
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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Meshel Bahnam  
0296234033

## **JUST LISTED | Walking distance to Station**

Meshel Bahnam of Ray White Diamantidis Group is proud to present to the market 7/86 Hartington Street, Rooty Hill. This immaculate four-bedroom townhouse, offering an open plan layout to the kitchen, living and dining areas. Positioned in prime location to all Rooty Hill amenities, with a generous sized grassy backyard with great decking for entertaining this townhouse awaits its new owners either being first home buyers or investors! WHAT WE LIKE ABOUT THIS PROPERTY:- 4x Bedrooms with built-ins- En-suite to master bedroom- Ducted air-conditioning- Upstairs shared bathroom- Living & dining area- Open plan modern kitchen- Gas cook-top & Dishwasher- Internal laundry plus third toilet - Single lock up garage with remote and internal access- Visitor parking plus allocated car space- Decking area Buyers Note:- Council rates approx. \$390 Per quarter Some Local Amenities Include:- Rooty Hill North local shopping district approx. 450m- Rooty Hill Train Station approx. 750m- Mount Druitt Hospital approx. 1.3km- Rooty Hill High School approx. 850m- Rooty Hill HQ approx. 1.4km For further information on this sensational property please call Meshel Bahnam on 0478 664 123 Don't miss out on all new listings advertised first on social media! @meshelbahnam on instagram