

**9/122 Rooty Hill Road North, Rooty Hill, NSW 2766**



**Sold Townhouse**

Friday, 3 November 2023

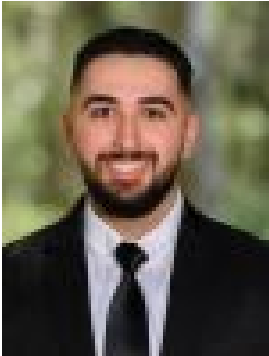
9/122 Rooty Hill Road North, Rooty Hill, NSW 2766

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Meshel Bahnam

0296234033

**\$769,000**

Meshel Bahnam of Ray White Diamantidis Group is proud to present to the market 9/122 Rooty Hill Road North, Rooty Hill. Located in one of Rooty Hill's sought after locations, being only walking distance to the local train station, primary & high school, local shopping district, medicals centers etc. This four bedroom, two bathroom, three toilets and two car space modern townhouse is a perfect home for those looking to invest or purchase a ideal first property! **WHAT WE LIKE ABOUT THIS PROPERTY:-** 4x Bedrooms with built-ins- Master bedroom with en-suite and balcony- Upstairs shared bathroom- Spacious open lounge- Internal Laundry with a 3rd toilet - Single lock up garage plus allocated 2nd car space- Modern kitchen with stainless steel appliances - Gas cook top, dishwasher and multiple cupboard - Outdoor maintainable yard - Ducted air-conditioning system- Alarm system- Strata rate approx. \$469 per quarter - Rental potential \$680 - \$720 approx. per week**SOME LOCAL AMENITIES:-** Rooty Hill train station approx. 900m- Rooty Hill North shopping district approx. 550m- Rooty Hill High school approx. 750m- Mount Druitt Hospital approx. 990m- Mount Druitt Westfield approx. 1.3km - West HQ Rooty Hill approx. 1.1km**For further information, please contact Meshel Bahnam 0478 664 123 ! Don't miss out on all new listings advertised first on social media!@meshelbahnam\_realestate****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.