

9/28 Charlotte Road, Rooty Hill, NSW 2766

Sold Villa

Friday, 20 October 2023

9/28 Charlotte Road, Rooty Hill, NSW 2766

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



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\$745,000

The property being presented by Waratah Estate Agents is a 3-bedroom villa located in a convenient and accessible area near various amenities and key locations. Here's a summary of its features and nearby facilities:

Property Features:

1. **Structure:** A well-suited 3-bedroom property with a contemporary design.
2. **Bedrooms:** Three queen-sized bedrooms with good airflow and natural light.
3. **Storage:** Built-in wardrobes in all bedrooms and ensuite in the master bedroom.
4. **Living Space:** Open plan lounge and separate dining area.
5. **Flooring:** Polished porcelain tiles in living areas and kitchen, carpeted flooring in bedrooms.
6. **Kitchen:** Gas kitchen with granite benchtop, dishwasher, tiled splashback, and double door fridge space.
7. **Comfort:** Ducted air-conditioning with dual-zone for heating and cooling.
8. **Security:** Alarm system and video intercom for added security.
9. **Laundry:** Modern internal laundry with additional storage space.
10. **Bathrooms:** Spacious main bathroom and ensuite in the master bedroom.
11. **Parking:** Two car spaces including a single lock-up garage with internal access and one open allocated car space.
12. **Outdoor Space:** Low-maintenance backyard with a small covered, tiled alfresco area.
13. **Entertainment:** Spacious low-maintenance entertainment area with a covered patio and built-in BBQ, managed by Strata.

Location: Conveniently situated near several important landmarks: * Rooty Hill RSL * Western Sydney Performing Art Centre * Mt Druitt Hospital * Upcoming Eastern Creek Quarters * Rooty Hill High School * Loyola Senior High School * Rooty Hill Train Station * TAFE NSW Mount Druitt

Convenience: Positioned in close proximity to essential amenities and facilities, making it an appealing choice for those seeking a property in a well-established and calm neighborhood.

Budget-Friendly: Described as a contemporary-designed house that fits well within a budget, offering an attractive opportunity for potential buyers.

Implication: The emphasis on a contemporary design at an affordable price might signify a modern and comfortable living space within a reasonable budget.

For more detailed information about the property, its specific features, pricing, or to arrange a viewing, interested individuals are encouraged to contact Sukhvinder Thind at 0451 704 518 for further assistance.

Disclaimer: Every precaution has been taken to establish accuracy of the information on this site, but does not constitute any representation by the vendors or agent