

# 9 & 9A Tillford Grove, Rooty Hill, NSW 2766



## House For Sale

Wednesday, 24 January 2024

9 & 9A Tillford Grove, Rooty Hill, NSW 2766

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 550 m2

Type: House



David Frendo  
0411457027

**\$989,000 - \$1,049,000**

OPEN FOR INSPECTION SATURDAY 27TH OF JANUARY 2024 FROM 12:00 PM TO 12:30 PM David Frendo of R&W Rooty Hill & R&W Westfield Mount Druitt is proud to present this dual income property, ideally located on the South side of Rooty Hill. Featuring a 3 bedroom house with lock up garage + a 2 bedroom near new brick and tiled granny flat, proudly sitting on a large 550m<sup>2</sup> block of land. Perfect investment opportunity with a combined rental return of \$870 p/w, you won't don't want to miss your opportunity to secure this fantastic, property! Home features: \* 3 bedrooms with mirror built-in in 2 \* Separate lounge room \* Dining room off kitchen with split system air-conditioning + gas heating point \* Neat and tidy kitchen with gas cooking \* 2 way bathroom with separate toilet \* Tiled floors through out \* Covered entertaining area \* Single lock up garage under main roof \* Currently lease at \$450 p/w on continuous lease Granny flat features: \* 2 bedrooms near new brick veneer granny \* Open plan living with tiled floors through out \* Mirrored built-in wardrobes \* Neat and tidy kitchen with gas cooking, double sink, dishwasher \* Fully fenced and private yard \* Currently leased at \$420 p/w Further features: \* Total rental return of \$870.00 per week \* Situated on a 550m<sup>2</sup> block \* In close proximity to local schools, shops and easy access to M4 and M7 Motorway For further information on this property, please call David Frendo 0411 457 027 Don't miss out on new listings and property updates! Follow @davidfrendorealestate on Instagram