

33/5 Abraham St, Rooty Hill, NSW, 2766



Townhouse For Sale

Thursday, 1 August 2024

33/5 Abraham St, Rooty Hill, NSW, 2766

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse

4 Bedroom Freestanding Townhouse With Low Strata!

OPEN FOR INSPECTION SATURDAY 3RD OF AUGUST 2024 FROM 3:00 PM TO 3:30 PM

Roy Amery & Melissa Pavleska of Richardson & Wrench Rooty Hill & Westfield Mt Druitt is pleased to offer this spacious freestanding 4 bedroom townhouse in North Rooty Hill complete with ducted air-conditioning and generous living areas that are perfect for relaxing and entertaining. Located in a prime location, this townhouse is just a short walk to Mt Druitt Hospital & Westfield Shopping Centre, Australian Islamic College of Sydney and is also conveniently situated near Rooty Hill Train Station, Shops, West HQ (Rooty Hill RSL Club) and easy access to M7 Motorway.

Featuring:

- * 4 Bedrooms with built in robes to all rooms
- * Large master bedroom with en-suite
- * Ducted air-conditioning and tiled floors to living areas
- * Open plan lounge and dining with tiled flooring
- * Modern kitchen with gas cooking, dishwasher, stone benchtop and plenty of cupboard space
- * 3rd toilet downstairs and storage area
- * Large main bathroom with bathtub, shower and toilet
- * Covered alfresco/entertainment area
- * Internal laundry
- * Single garage with internal access (converted to living room)
- * 2nd additional car parking spot next to townhouse
- * Private and nice size backyard with entertaining area
- * Low strata rates (\$432.50 per quarter)
- * 217m² total area

Outgoings:

- * Strata Rates: \$432.20 per quarter
- * Council Rates: \$430 per quarter
- * Water Rates: \$171.41

For more information on this fantastic property, please contact Roy Amery or Melissa Pavleska from R&W Real Estate Rooty Hill & Westfield Mt Druitt on 0414 672 497.