

**24/2 Evans Road, Rooty Hill, NSW, 2766**



**Villa For Sale**

Thursday, 22 August 2024

24/2 Evans Road, Rooty Hill, NSW, 2766

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Kamal Patel

## Experience Modern Tranquility: Your Haven Awaits in Rooty Hill.

Kamal Patel from Aksharrealty warmly invites you to discover this chic and contemporary villa, perfectly positioned in a highly sought-after location. Showcasing the best in modern comfort and convenience, this home is part of an exclusive boutique complex with a vibrant, multi-community neighbourhoods that emphasizes low maintenance living with elegant finishes and up-to-date features.

### Property Features:

- Bedrooms & Living Spaces: Enjoy 3 spacious bedrooms with built-in wardrobes, a study, and 2 distinct living areas, including a guest living space. All rooms feature windows for abundant natural light.
- Grand Living Area: The main living space boasts a grand 3.2-meter ceiling height, enhancing the sense of openness.
- Open Plan Layout: Seamless flow between the living and dining areas makes this home ideal for entertaining and family life.
- Stylish Kitchen: Cook with ease in a kitchen equipped with high-quality AEG appliances, including a gas cooktop, oven, and dishwasher, plus a sleek 40mm stone island benchtop.
- Convenient Laundry: A spacious laundry room offers extra storage and functionality.
- Secure Garage: Enjoy a secure remote access garage with built-in storage, an additional car space, and secure vehicle protection.
- Modern Security & Comfort: The property includes an electronic front door lock, Actron ducted air conditioning for year-round comfort, and a motion-detected alarm system.
- Sustainable Living: A rainwater tank provides a free water supply, enhancing sustainability.
- Low-Maintenance Backyard: Ideal for outdoor activities or relaxation.
- Prime Location: Close to schools, shops, parks, and public transport. The ECO Shopping Centre is a 2-minute drive, and the train station is a 10-minute walk. Convenient highway access to the M4, M7, M5, and M12, with the new Western Sydney Airport just 20 minutes away.
- NBN ready: Fast, reliable internet for working from home or streaming.

This property is ideal for those who appreciate modern living in a prime location. Don't miss this opportunity to own a beautiful home in Rooty Hill. Whether you're buying your first home, downsizing, or investing, this unit has it all.

Contact Kamal Patel on 0430 308 132 at Aksharrealty to arrange a private viewing.

**Disclaimer:** We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. All prospective buyers should carry out their own enquiries to verify information is accurate.