

**57B Charlotte Rd, Rooty Hill, NSW, 2766**



**House For Sale**

Wednesday, 27 November 2024

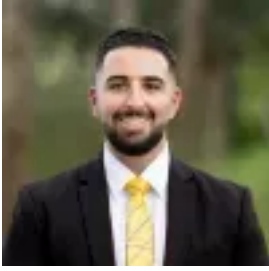
57B Charlotte Rd, Rooty Hill, NSW, 2766

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Meshel Bahnam

0478664123

## **READY TO MOVE IN ! FOUR BEDROOMS, FRESHLY PAINTED I Torrens Title - No strata**

Meshel Bahnam Of the Ray White Diamantidis Group is proud to present to the market 57b Charlotte Road Rooty Hill!!!

Located in one of Rooty Hill sought after locations, being only walking distance to the local train station, primary, local shopping district, medicals centers etc. This four bedroom, two bathroom Duplex is a perfect home for those looking to invest or purchase a ideal first property!

### **WHAT WE LOVE ABOUT THIS PROPERTY:**

- 4 Spacious Bedrooms
- Master Bedroom with en - suite
- Open plan living
- Modern Kitchen with ample cupboard space
- Shared bathroom
- New carpets throughout
- Freshly Painted throughout
- Downlights throughout
- Outdoor pergola area perfect for entertaining
- Shed
- Single car garage

### **SOME LOCAL AMENITIES:**

- Minchinbury Public School approx. 1.9km
- Minchinbury Shopping Centre approx. 1.8km
- Rooty Hill approx. 1.4km
- IGA Rooty Hill North approx. 1.7km
- St Agnes Catholic High School approx. 2km
- Rooty Hill Public School approx. 1.7km

Situated in a sought-after location renowned for its tranquility and convenience, this home offers easy access to schools, parks, shops, and transport options, ensuring every aspect of modern living is within reach.

For further information on this property please contact Meshel Bahnam on 0478 664 123.

Don't miss out on all new listings advertised first on social media! @meshelbahnam on INSTAGRAM!

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