

**15/33 Blenheim Ave, Rooty Hill, NSW, 2766**



**Townhouse For Sale**

Wednesday, 20 November 2024

15/33 Blenheim Ave, Rooty Hill, NSW, 2766

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



David Frendo

0411457027

## 4 Bedroom Townhouse in Popular North Rooty Hill

OPEN FOR INSPECTION SATURDAY 23RD OF NOVEMBER 2024 FROM 12:15 PM TO 12:45 PM

David Frendo of R&W Rooty Hill & Westfield Mt Druitt is proud to present to you this spacious 4 bedroom townhouse. A perfect opportunity for first home buyers, investor, or down sizer.

Total area approximately of 226m<sup>2</sup> including, living area, court yard and parking.

Located on the poplar North side Rooty Hill offering the convenience of all amenities the neighbourhood has to offer including only minutes to the local Australian Islamic College of Sydney, Parks and Shops.

Further features include:

- \* Well appointed 4 bedroom brick veneer town house
- \* Mirrored built in wardrobe to all and ensuite bathroom to master bedroom
- \* Open plan living areas include lounge and dining rooms with tiled flooring
- \* Large gas cooking kitchen with loads of bench and cupboard space, granite bench tops, stainless steel appliances+ dishwasher
- \* Internal laundry with 3rd toilet
- \* Ducted Air conditioning through out
- \* Combined main bathroom with shower bath and toilet
- \* Covered alfresco entertaining area
- \* Double Lock up garage with internal access
- \* Currently leased at \$600 per week, lease expires July 2025
- \* Total area 226m<sup>2</sup> including living areas, court yard and parking
- \* Strata per 1/4 = \$413.60
- \* Located just a short distance to all amenities including The Australian Islamic College of Sydney, shops, parks and transport with easy access to M4 and M7 Motorways

For further information on this outstanding property, please feel free to contact David Frendo 0411 457 027 or connect @davidfrendorealestate.