

**27/11 Abraham Street, Rooty Hill, NSW, 2766**



**Townhouse For Sale**

Tuesday, 14 January 2025

27/11 Abraham Street, Rooty Hill, NSW, 2766

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Immaculately Presented

OPEN FOR INSPECTION SATURDAY 18TH OF JANUARY 2025 FROM 12:30 PM TO 1:00 PM

Richardson and Wrench Rooty Hill are proud to present this immaculately presented brick and tile. Townhouse located in one of the district's best areas.

With close proximity to schools, shops, and public transportation, this property presents an ideal opportunity for first home buyers or investors alike.

Features include:

- \* Spacious bedrooms with built-in wardrobes in all rooms, main bedroom has an ensuite bathroom
- \* Open plan lounge and dining area with tiled flooring and painted in neutral colour scheme
- \* Well-appointed gas kitchen with stainless steel appliances and ample cupboard space - two modern bathrooms highlighting quality fixtures and fittings and floor to ceiling wall tiles
- \* Entertainment area that flows through a great maintenance backyard
- \* Lock-up garage with internal access
- \* Rent return of approx \$650 p/w and strata fees of \$546 p/q
  
- \* Australian Islamic College of Sydney (Approx. 400m)
- \* Mount Druitt Hospital (Approx. 1.0 km)
- \* West HQ (Approx. 1.3 km) -Rooty Hill Shops (Approx. 1.6 km)
- \* Rooty Hill Public School (Approx. 1.5 km) -Rooty Hill High School (Approx. 1.6 km)
- \* Mount Druitt Westfield (Approx. 1.6 km)
- \* Chifley College (Approx. 1.8 km)
- \* Rooty Hill Train Station (Approx. 1.8 km)
- \* TAFE (Approx. 2 km)

To find out more or to book an inspection please call Chris Saleh on 0448 374 365 you won't be disappointed