

**26/1A Premier Lane, Rooty Hill, NSW 2766**



**Sold Unit**

Friday, 1 September 2023

26/1A Premier Lane, Rooty Hill, NSW 2766

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 113 m2**

**Type: Unit**

**\$495,000**

Located in the heart of Rooty Hill is this modern designed, prestigious open plan, 2 bedroom unit, total area approximately 113m<sup>2</sup> with countless quality features throughout. With all that Rooty Hill has to offer right at your doorstep, this near new complex does not compare! Further features include: \*Spacious modern 2 bedroom unit with study area \*Balcony access from bedroom \*Polyurethane kitchen with gas cooking and stone bench tops breakfast bar + dishwasher \*Large open plan living and dining room with 2nd balcony access \*Large split system air-conditioner \*Main bathroom with shower over bath \*2nd bathroom with shower and vanity & toilet \*Mirrored built in wardrobes and carpet to both bedrooms \*Polished porcelain tiles through out living areas \*Internal separate laundry \*Rooftop entertaining / BBQ area \*Security basement car parking \*Secure building with lifts & video intercom \*Total area including balcony & car space is 113m<sup>2</sup> \*Currently leased at \$440.00 per week \*Ideal for first home buyer or investor alike \*Perfectly located within walking distance to Rooty Hill Train Station, Shops & local schools For further information on this outstanding property, please feel free to contact David Frendo 0411 457 027 Or connect @davidfrendorealestate