

**2/500 Woodstock Avenue, Rooty Hill, NSW, 2766**

**Harcourts** Kellyville

## Villa For Sale

Wednesday, 18 December 2024

2/500 Woodstock Avenue, Rooty Hill, NSW, 2766

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Jatin Jagota

## **TORRENS TITLED 3 BEDROOM, 2 BATHROOM, 1 GARAGE VILLA(NO STRATA OR COMMUNITY FEES).**

The team at Harcourts Kellyville is proud to present to you this unique opportunity to secure this TORRENS TITLED(NO STRATA OR COMMUNITY FEE) AND STAND-ALONE 3 bedroom, 2 bathroom, 1 garage Villa in the heart of this ever growing and family friendly suburb of Rooty Hill.

Welcome to 2/500 WOODSTOCK AVENUE, ROOTY HILL.

Built on 296 SQM (approx.) land, this immaculate 3 bedroom villa comes with top notch fittings and inclusions. Whether you are a first home buyer or an astute investor, this stunning villa will be a perfect stepping stone in your real estate journey.

### **PROPERTY FEATURES:**

- TORRENS TITLED AND STAND-ALONE VILLA(NO STRATA OR COMMUNITY FEE).
- BUILT ON 296 SQM(approx) LAND.
- 3 SPACIOUS BEDROOMS ARE FULL OF NATURAL LIGHT AND COME WITH FULL GLASS SLIDING ROBES.
- EN-SUITE NEXT TO THE MASTER BEDROOM.
- OPEN PLAN LIVING AND DINING SPACE NEXT TO THE CENTRAL KITCHEN.
- GAS COOKING AND CONTEMPORARY STAINLESS STEEL APPLIANCES AND PLENTY OF STORAGE.
- 2ND BATHROOM CENTRAL TO THE HOME COMES WITH BATHTUB AS WELL.
- COVERED OUTDOOR ENTERTAINMENT AREA AND LOW MAINTENANCE BACKYARD.
- SINGLE REMOTE GARAGE WITH INTERNAL ACCESS.
- DOWNLIGHTS IN THE LIVING/DINING AND KITCHEN AREA.
- 2 SPLIT AIRCONS
- 6.6 KW SOLAR(21 PANELS WITH SOLAX WI-FI INVERTER)
- ROLLER SHUTTERS ON ALL WINDOWS AND ON THE DOOR TO BACKYARD.
- FLOOR BOARDS IN ALL BEDROOMS.
- TILES IN THE LIVING AREA AND ENTERTAINMENT AREA.

### **LOCATION HIGHLIGHTS:**

- 1.6 KILOMETERS TO ROOTY HILL TRAIN STATION.
- 2.9 KILOMETERS TO MOUNT DRUITT STATION.
- 2.1 KILOMETERS TO MOUNT DRUITT HOSPITAL.
- 2.4 KILOMETERS TO WESTFIELD MOUNT DRUITT.
- 1.3 KILOMETERS TO ROOTY HILL PUBLIC SCHOOL.
- 4.7 KILOMETERS TO COSTCO AND SYDNEY BUSINESS PARK.

(all distances are approximate)\*

Within easy access to major roads and highways including M7 and M4, this ravishing TORRENS TITLED and STAND-ALONE 3 bedroom villa is a very rare find and is not to be missed.

For more details, call us today

JATIN JAGOTA : 0459 238 762

### **Disclaimer:**

The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information.