



## Rooty Hill, NSW

14/79-81 Rooty Hill Road North Road

**3**  
BED

**2**  
BATH

**2**  
CAR

### PRIME LOCATION SPACIOUS 3 Bed Unit.

#### ATTENTION FIRST HOME BUYERS & INVESTORS

This three bedrooms ultra modern unit has prime location ! Minutes` walking distance to Rooty Hill upgraded Railway Station, Rooty Hill Main street, all the local shops, public transportation and more! High rent potential \$500-550 per week. Strata fee \$640 approx per quarter.

This property includes:

- \* Large open plan formal lounge & dining area
- \* Modern kitchen: gas cooking, dishwasher & stainless steel appliances
- \* Three great sized bedrooms with built-ins
- \* Master bedroom with Ensuite
- \* Tiled bathroom & internal laundry
- \* Extra large sized balcony ( access through lounge & two bedrooms )
- \* Double lock-up garage with remote access & storage area.
- \* Split A/C \* Intercom \* smoke alarms and more !

### Offers invited

**Contact:** Allan Green  
0433112769

**Type:** Unit  
<https://www.andrewmerton.com.au>



**14/79-81 ROOTY HILL ROAD NORTH  
ROOTY HILL 2766**



(DISCLAIMER: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here the measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser)

Plans shown are only indicative of layout. Dimensions are approximate.

**Rooty Hill, NSW**

**Allan Green**

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