



2/94 Hartington Street, Rooty Hill

SOLD BY TEAM ABASSI

Beautiful light filled private haven



This well presented, three bedroom townhouse is highlighted by the convenience of its location being only a short walk from the local shops and public transport. In a convenient and spacious complex, this property offers three well sized bedrooms, oversized bathroom, easy maintainable yard, and a double tandem lock up garage.

Hitting all the right notes with its attention to detail, the immaculate floor plan showcases a vibrant open living continuing to impress every step of the way through with stylish, light-filled internal spaces & sprawling, manicured back garden area. Full of warmth & comfort, this engaging family home is lovingly maintained while sparkling with elegance.

Features include:

- + Three well sized bedrooms, all with wardrobes
- + Oversized main bedroom with Walk in wardrobe and ensuite
- + Modern kitchen with a dishwasher and plenty of cupboard and bench space
- + Well-lit lounge room & dining room
- + Powder room on ground floor
- + Spacious internal laundry with external access

- + Spacious private backyard with covered patio
- + Double tandem lock up garage with internal access
- + Currently rented at \$400 per week with tenants happy to stay on
- + Water fees- \$220 per quarter
- + Council fees- \$377 per quarter

Disclaimer: We have been furnished with above information, however, Laing + Simmons gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.

Links

[Click to view on our website](http://www.lsstmarys.com.au/property-for-sale.html)

<http://www.lsstmarys.com.au/property-for-sale.html>

Words That Describe This Property

THREE WELL SIZED BEDROOMS

DUCTED AIR-CONDITIONING

DOUBLE TANDEM LOCK UP GARAGE

2/94 Hartington Street, Rooty Hill

SPACIOUS PRIVATE BACKYARD

WELL LIT LOUNGE/DINING ROOM

MODERN KITCHEN

Location Map



Other Views



Floor Plan 1



2/94 Hartington Street, ROOTY HILL

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Industrie Media



Contract of Sale

Links

[Contract of Sale](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5905/44_2.94HartingtonAA.pdf

Rental Appraisal Letter

Links

[Rental Appraisal Letter](#)

http://ls.lswebbooks.com.au/module_resources/pdf_module/5838/71_2.94Hartington-Rentalappraisalletter.pdf

Around The Area



This amazing property are almost a stones throw from the heart of Rooty Hill.

Convenience is key as they are located close to all amenities including;

- Takeaway Restaurants
- Childcare Centres
- Rooty Hill Station
- Australia Post
- Aldi Mount Druitt
- TK Maxx Mount Druitt
- Spotlight Mount Druitt
- Mount Druitt Hospital
- Zone Bowling Rooty Hill
- Rooty Hill RSL
- Novotel Sydney West
- Rooty Hill High School
- Asian Fresh Food Market

Laing+Simmons

St Marys • Ropes Crossing

At Laing+Simmons St Marys/Ropes Crossing we combine expertise across the full spectrum of real estate services with a genuine passion for the local area.

Under the leadership of experienced Director and passionate local Paul Abassi, Laing+Simmons St Marys/Ropes Crossing provides expert sales, property management, project marketing and valuation services to the established St Marys community as well as the expanding Ropes Crossing area.

We have a long history in the western Sydney area, previously operating as 101 Property Agents in St Marys before joining the respected Laing+Simmons network in 2012.

Over the years we have worked with a broad client base, consistently achieved outstanding results and honed our skills and experience to establish a unique, collaborative approach to client service.

We understand that for most people, the sale of their home is the most significant financial transaction they will ever undertake. From an emotional perspective, there is naturally a heightened sense of anxiety at this time and many find the process stressful.

Our approach is focused on alleviating this anxiety and stress and we achieve this by always operating an honest, transparent and genuine way. We work closely with you to ensure you are informed and comfortable with our sale campaign strategies, we take the time to listen to your needs and we'll always present you with an honest appraisal of the facts.

We realise that every home, and every client, is unique and we therefore tailor individual solutions to meet your individual needs. In short, we treat you with the respect you deserve.

Similarly, we understand the needs of landlords and tenants and we take great care in ensuring both parties enjoy the mutual benefits of a relationship with us. Our approach to property management is focused on achieving the best outcomes for everyone and we do this by keeping the lines of communication open, through careful attention to detail and by treating landlords and tenants with respect.

Links

[Laing+Simmons St Marys / Ropes Crossing](#)

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