



## 16/2 Charlotte Road Rooty Hill NSW

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Fantastic opportunity to secure a wonderful townhouse, located in a neighbourly, peaceful complex - ideal for first home buyers or investors - only minutes away from the heart of Rooty Hill!

Featuring spacious living and dining areas with additional living space/area upstairs. Fitted with split system air-conditioning and ceiling fans throughout. Sizeable kitchen with plenty of storage space. Large bathroom with bath tub, plus second toilet downstairs. Both bedrooms are well sized, have ceiling fans and have built-in wardrobes. Internal access to single lock up garage and complete with large, fully fenced and low-maintenance back yard. Strata \$380 per 1/4 and Council Rates \$397 per 1/4.

**Price** : \$ 558,500

**View** : <https://www.bennettproperty.com.au/sale/nsw/western-sydney/rooty-hill/residential/house/6890954>

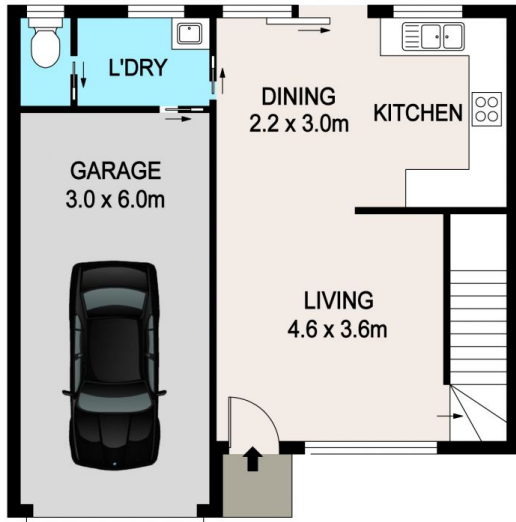


**Michael Bennett**  
02 4578 1234

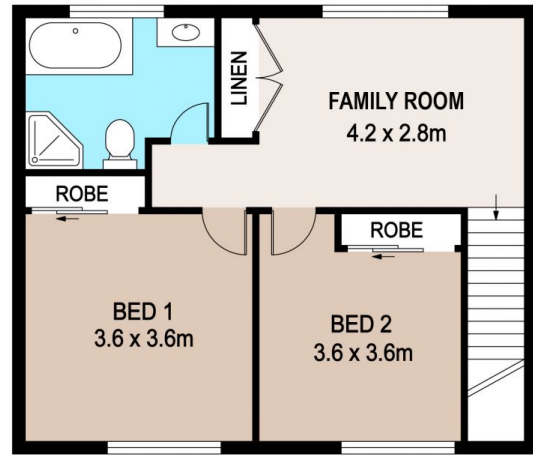


**Jacob Bennett**  
02 4578 1234

This exceptional townhouse is superbly positioned being



GROUND FLOOR



FIRST FLOOR

## 16/2 CHARLOTTE ROAD, ROOTY HILL

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.