



8/42 Blenheim Avenue Rooty Hill NSW 2766

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\$420

Date available: Now

[Book Inspection](#)

## Perfectly Positioned Townhouse

With an emphasis on modern living and entertaining, this exceptional double-story, brick veneer townhouse provides an idyllic family sanctuary of space, peace and privacy. Finished to an exceptional standard and peacefully set within walking distance to Rooty Hill CBD. This home also features:

- + Gorgeous front façade with sitting area with plenty of greenery and privacy
- + Formal lounge leading onto separate dining
- + Modern kitchen with gas cook-top, ample cupboard space for storage, range-hood exhaust, tiled splash-back and dishwasher
- + Separate dining with easy access to low maintenance backyard
- + 3 well-scaled bedrooms, 2 featuring full length built in wardrobes
- + Study nook upstairs
- + Master bedroom features ensuite, walk-in wardrobe
- + Main bathroom with shower, bathtub and combined toilet
- + Ducted air conditioning throughout the house
- + Ducted vacuum for ease of cleaning
- + Single car lock up garage
- + Outdoor alfresco extending to an child/pet friendly backyard

- + Total 2x bathrooms and 3x toilets
- + Additional features to the home includes ducted air condition, brand new light fittings, brand new paint, internal laundry and intercom
- + Easy access to M7/M4/GWH and minutes to several major Rooty Hill and Mount Druitt train stations
- + Bus stops around the corner

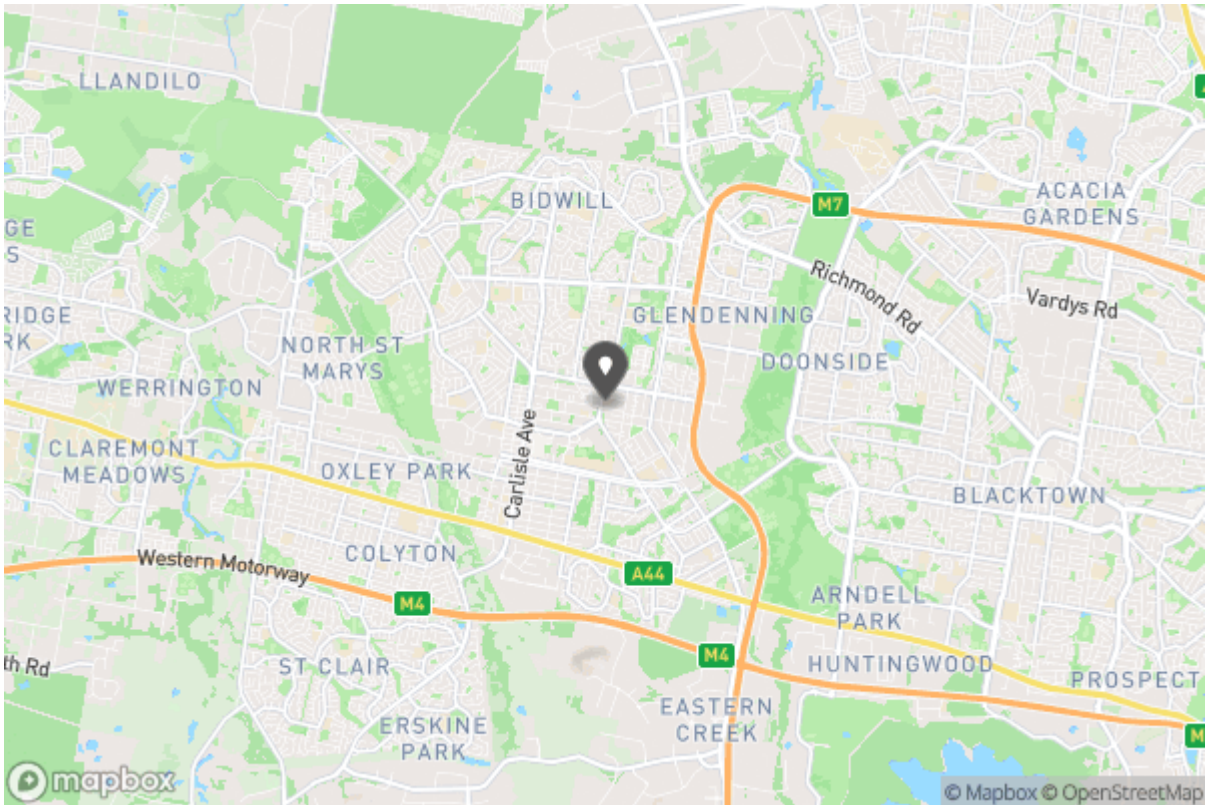
\*Please note; this property is also on the market for sale\*

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# Gallery



# Location Map







Don't forget to  
confirm your  
inspection by  
SMS or email

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Rooty Hill NSW 2766



## Why Book with Nidus Group Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone.

When you do, you will receive an immediate response confirming your booking via email and SMS.

Should the property be leased, the inspection time changed or cancelled for any reason,

you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable.

As part of your booking, we will send you reminders of the inspection as well as

directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications

details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?agentID=AP16010&uniqueID=4701406)

<https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?agentID=AP16010&uniqueID=4701406>

[Download Application Form](https://inspectre.blob.core.windows.net/attachments/067899a9-28cf-4c28-aaf9-931d87303d24.pdf)

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