






1/118 Rookwood Road, Yagoona

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Fully Renovated Semi-Detached Villa with Low Levies

Perfectly positioned at the front of a boutique, well-maintained complex, this beautifully presented double-brick single-level villa delivers the ideal combination of space, privacy, and effortless low-maintenance living. Designed to maximise natural light and everyday comfort, the generous floorplan offers seamless indoor-outdoor flow, creating an inviting home for first-home buyers, downsizers, young families, and savvy investors alike. Whilst enjoying an ultra-convenient location and everyday amenities, this home offers a lifestyle of exceptional convenience in one of Yagoona's most connected neighbourhoods.

- Spacious open-plan living and dining area provides a warm and welcoming setting
- Effortlessly flowing to a private and low maintenance courtyard designed for year-round entertaining and relaxed outdoor living
- Well-proportioned throughout this single level home is complemented by a brand new functional kitchen with island breakfast bar, ample storage, gas cooking and stainless-steel appliances

FOR SALE
Contact Agent

VIEW
Wed 8th Jul @ 5:00PM - 5:30PM

AGENTS
Gizele Asfour
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AGENCY
LJ Hooker Bankstown
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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Semi-Detached property that is only attached by the garage wall
- Generous king-sized bedrooms with built-in wardrobes, master bedroom has ceiling fans also has space for a dedicated study
- Renovated, well-appointed bathroom with large vanity, walk in shower and high-end fixtures
- Updated with plantation shutters, electric roller shutter on exterior of windows, led downlights and fans
- Well constructed double brick construction with separate internal walk in laundry and great storage
- Automated lock up garage with internal access plus drive-thru carport, ducted air conditioning, and excellent storage throughout
- Ultra-convenient location with a bus stop at your door, along with close proximity to Yagoona Station, local shops, schools, parks and Bankstown CBD.
- Low Strata Levies of \$602.03 per quarter



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MORE DETAILS

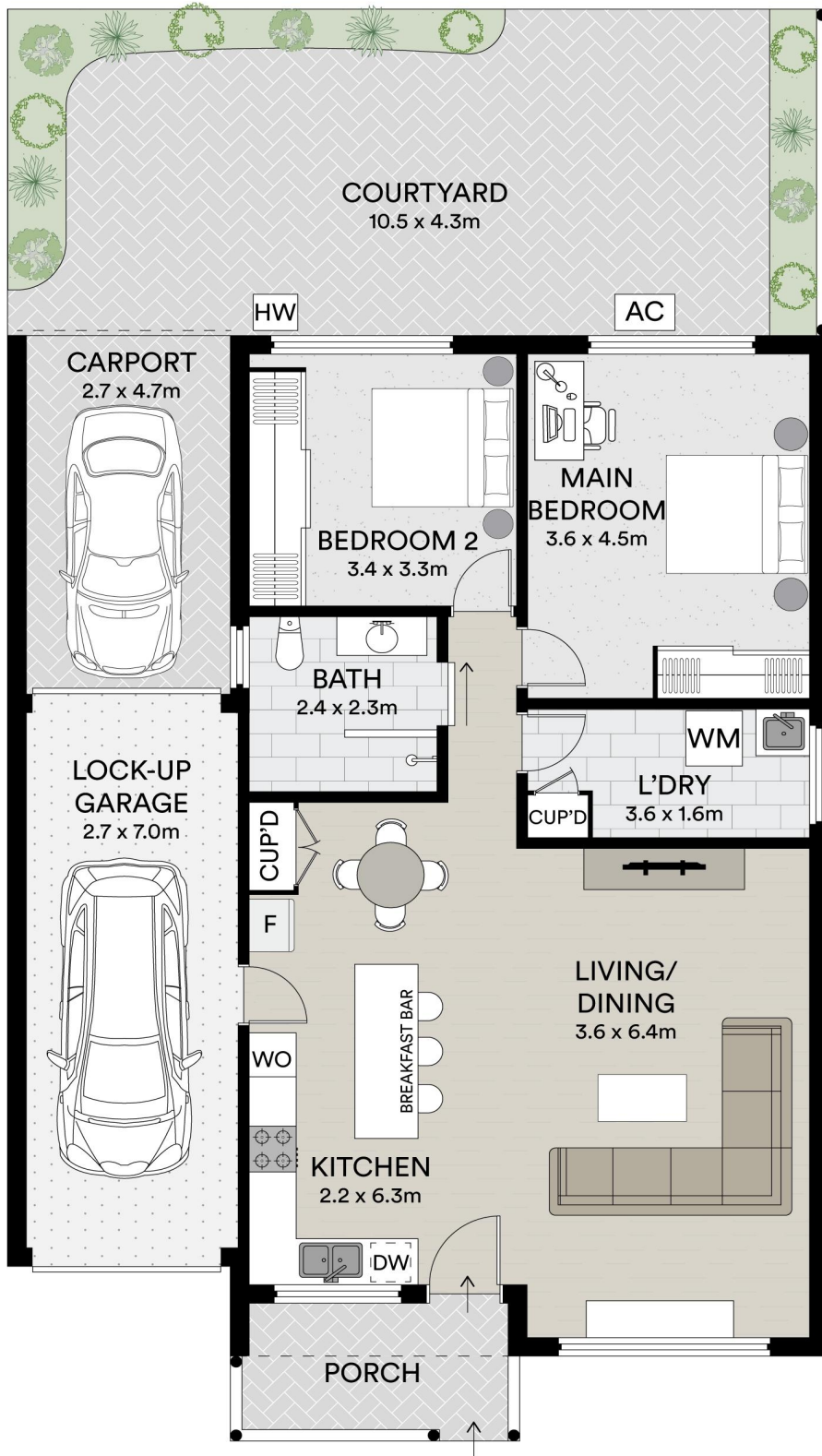
Property ID	11SDF8E
Property Type	Villa
Land Area	202 m2
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes Remote Garage

Gizele Asfour 0403 052 793

Licensed Real Estate Agent | Gizele.BL@ljhooker.com.au

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TOTAL ON TITLE: 202 M² APPROX.

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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