



22 & 22a Rupertswood Road, ROOTY HILL, NSW 2766

Dual-Income Opportunity | Close to amenities

The Sales Team at Elders Real Estate Blacktown is proud to present this rare opportunity to secure a well-maintained dual-dwelling property, ideal for investors or families seeking extra space, privacy, and versatility.

This offering includes a well-presented and spacious 3-bedroom home alongside a near-new 2-bedroom granny flat, both designed for comfortable, low-maintenance living in a key Rooty Hill location. Each dwelling is completely separate for ease of management and privacy.

Main House (No. 22)

Built in 1998, the main residence features a large front lounge room with a separate dining area and a practical overall layout ideal for family living. With tiled floors through the kitchen, dining, lounge, and bathroom areas, and hybrid flooring throughout all bedrooms, this home combines comfort and functionality.

Features:

- 3 bedrooms with mirrored built-in wardrobes

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 54P2434

AUCTION DETAILS

12:00pm, Saturday
November 22nd, 2025

CONTACT DETAILS

Blacktown

Shop 3/1 Aldgate Street
Prospect, NSW
02 9631 8222

Adam Silva

0418 223 722

- Two-way bathroom with separate toilet and shower/bath area
- Split system air conditioning
- Full-sized internal laundry
- Double lock-up garage plus additional driveway parking
- Low-maintenance backyard

Granny Flat (No. 22A)

Just 3 years old, the granny flat offers all the modern fittings and finishes you could expect, with an open-plan layout ideal for extended family living or strong rental income. It's private, secure, and thoughtfully designed for convenience.

Features:

- 2 bedrooms with mirrored built-in wardrobes
- Open-plan living and dining area
- Split system air conditioning
- Modern kitchen with stainless steel appliances
- Combined bathroom and laundry with floor-to-ceiling tiles
- Concreted pergola area with a small, easy-to-maintain backyard and storage shed
- Fully fenced and secure with gated access
- Off-street parking
- Recycled water tank
- Location & Lifestyle

Perfectly positioned for convenience, this property is within walking distance to Mount Druitt and Rooty Hill Train Stations, West HQ, local schools, and Westfield Mount Druitt, with Mount Druitt Hospital only minutes away. You're also within easy reach of major roads, including the M7 and Great Western Highway, making your morning commute simple and stress-free.

This is a rare opportunity to secure a dual-income property in a sought-after pocket of Rooty Hill, with long-term tenants eager to stay, strong rental appeal, and close proximity to every desired amenity.

This is an opportunity not to be missed.

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Other features: 3 Phase Power, Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

- Bedrooms: 5
- Bathrooms: 2

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- Car Parks: 3
- Double garage
- Floorboards









Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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Real Estate