



## Riverstone, 45 Sydney Street

Great Home, Big Sized Backyard!

The team at LJ Hooker Schofields are excited to present this beautiful home in a quiet street in the spectacular suburb of Riverstone. Set on over 900sqm of land, this home will impress you with its gorgeous living areas and floorplan!

Featuring a beautiful brick archway as you enter, this home presents spacious bedrooms, and an abundance of living space. This home also features a great kitchen with ample storage, a mix of hardwood walls and an attached laundry/potential butlers pantry area. With three spacious bedrooms all with built-in robes and ensuite in master. An expansive backyard half concreted and with a large, grassed area including an aviary for birds and perfect for gardeners!

The features of this home include but are not limited to:

- Freshly painted throughout
- Updated kitchen



**Disclaimer:** 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.

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1PEHXY](http://ljhooker.com.au/1PEHXY)

**Contact**  
**Alex Thompson**  
02 9157 4077

**LJ Hooker Schofields**  
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- Gorgeous hardwood walls mixed within the home
- Well designed kitchen with beautiful brick base countertop, attached laundry with potential to convert to large butlers pantry
- Fantastic separate living area with an abundance of natural sunlight throughout
- Stunning dining space opening out to grand backyard
- Amazing storage throughout the home
- Great sized bedrooms throughout with built-ins in all
- Master bedroom features an ensuite and walk in robe
- Common bathroom features large vanity, tiled floors with bathtub and large shower space
- Expansive backyard and outdoor entertaining area
- Large double garage, long driveway for many vehicles and wide side access to backyard from front.
- Great development potential with over 900sqm of land
- Close to schools, transport and shops, this home will certainly impress!

#### Location Highlights:

- 220m to bus stop (671, 741 and 742)
- 1.3m to Riverstone Station
- 1.5km to Riverstone Village Shopping Centre
- 2.9km to Vineyard Station
- 4.8km to Schofields Village Shops
- 4.9km to Schofields Station
- 6.7km to Tallawong Metro
- 8.0km to The Ponds Shopping Centre
- 8.3km to Costco, ALDI, Bunnings, IKEA and more
- 8.6km to Rouse Hill Town Centre

#### School Catchment:

- 1.6km to St Johns Primary School
- 1.9km to Riverstone Public School
- 2.0km to Norwest Christian College
- 2.1km to Riverstone High School
- 10.6km to Wyndham College

Superbly located a short walk away from Riverstone Station and Riverstone Shopping Village, 45 Sydney Street sits in a family-friendly community and is close to quality schools, shops, and transport. This great home is ready for its new family to move in and enjoy all the comforts and features it has to offer!

How to Apply: Please apply via REA

#### \*Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate.



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# More About this Property

|               |                                                            |
|---------------|------------------------------------------------------------|
| Property ID   | 1PEHXY                                                     |
| Property Type | House                                                      |
| Including     | Air Conditioning<br>Outdoor Entertaining<br>Built-in-Robes |

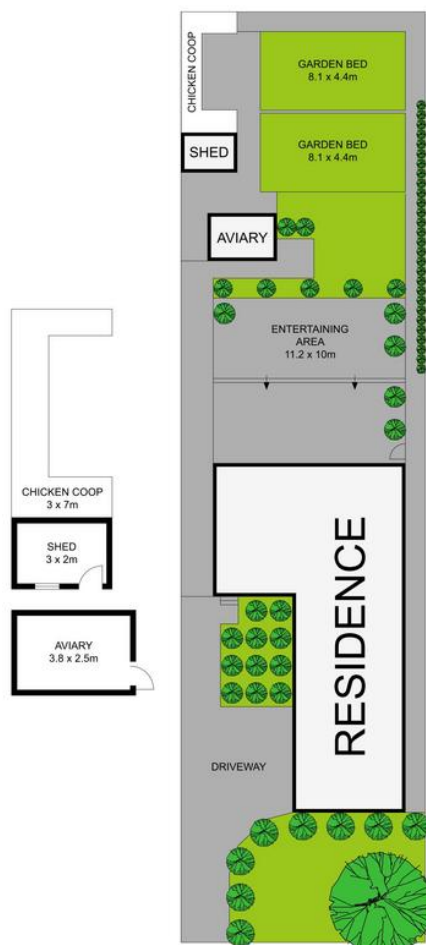
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**Disclaimer:** Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by : Sync Studios Pty Ltd



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