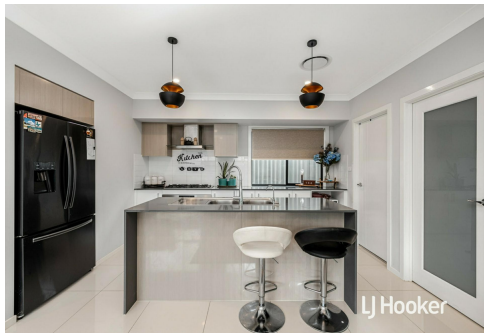




Grantham Farm, 45 Foxall Street

SOLD BY SANJEEV KUMAR RIVERSTONE & GRANTHAM FARM SPECIALIST 0433 289 620 FOR DETAILS

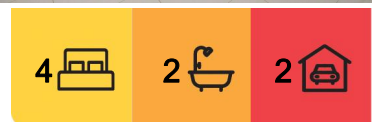
Sanjeev Kumar, Kit Patel and the team at LJ Hooker are proud to present this exceptional residence at 45 Foxall Street, Grantham Farm. This luxurious home is designed to impress, featuring an open-plan layout, premium finishes, and a host of standout features. The home's spacious rooms, multiple living areas, and attention to detail create an inviting atmosphere that's perfect for family living and entertaining.

The property offers an abundance of natural light, high ceilings, and elegant touches throughout, ensuring comfort and style in every room. Whether you're relaxing in the generous media room, enjoying family meals in the gourmet kitchen, or unwinding in the beautifully appointed bedrooms, this home has everything you need for modern living.

Key Features:



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.



For Sale
Deal Done by Sanjeev Kumar

View
ljhooker.com.au/3HCHXY

Contact
Sanjeev Kumar
0433 289 620
sanjeev.kumar@ljhooker.com.au
Kit Patel
0466 412 920
kit.patel@ljhooker.com.au

LJ Hooker Schofields
02 9157 4077

- High Ceilings: 2.6m throughout for a spacious and airy feel
- Open-Plan Living: Expansive lounge, dining, and kitchen areas perfect for family living
- Media Room: Dedicated space for movie nights or relaxation
- Bedrooms: Four large bedrooms with built-in wardrobes, plus a master with walk-in robe and ensuite
- Dedicated Study/ Formal Lounge: Featuring a chandelier and separate media/rumpus room upstairs with ceiling fan
- Stylish Kitchen: Stone bench tops, breakfast bar with double waterfall, 900mm gas cooktop, stainless steel appliances, tiled splash back, and walk-in pantry
- Luxurious Bathroom: Spacious with a vanity, shower niche, bathtub, and floor-to-ceiling tiles
- Climate Control & Security: Ducted air conditioning, security alarm, plantation shutters, and blackout blinds
- Outdoor Living: Alfresco entertaining area, pergola, decking, and a variety of fruit trees including nectarine, lemon, and orange
- Land Size: 386.7sqm (approx.) with a 12m frontage (approx.)
- 6.6 kw Solar system
- 6MP security camera with 8 NVR channel (Monitor with your phone)
- Garage door can open, close and monitor with your phone where ever you are
- Bosch alarm system control from your phone

Location Highlights:

- 150m to Maya Park
- 1.7km to Carmel Village Shopping Centre
- 2.3km to Riverstone Station
- 3.5km to Vineyard Station
- 5.2km to Tallawong Metro
- 5.4km to Schofields Station and Shops
- 6.8km to The Ponds Shopping Centre
- 7.3km to Rouse Hill Town Centre
- 8.9km to Sydney Business Park (Costco, Ikea, Aldi, Bunnings, etc.)

Education:

- 600m to new childcare facilities
- 1.3km to St John's Primary
- 1.6km to Riverstone Public School
- 1.7km to Norwest Christian College
- 1.8km to Riverstone High School
- 1.9km to South Creek School
- 9.9km to Western Sydney University Nirimba
- 10.2km to Wyndham College

This home offers the ultimate in comfort and convenience, set in one of Grantham Farm's most sought-after pockets. With exceptional features and a prime location, it's an opportunity you won't want to miss.

For more information or to schedule your inspection, contact Sanjeev on 0433 289 620 or Kit on 0466 412 920. We look forward to welcoming you to the next inspection!



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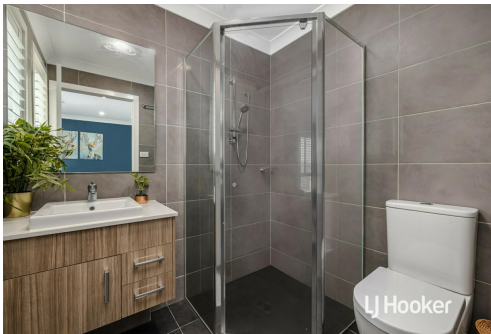
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More About this Property

Property ID	3HCHXY
Property Type	House
Including	Ensuite Air Conditioning Toilets (1) Courtyard Deck Outdoor Entertaining

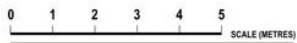
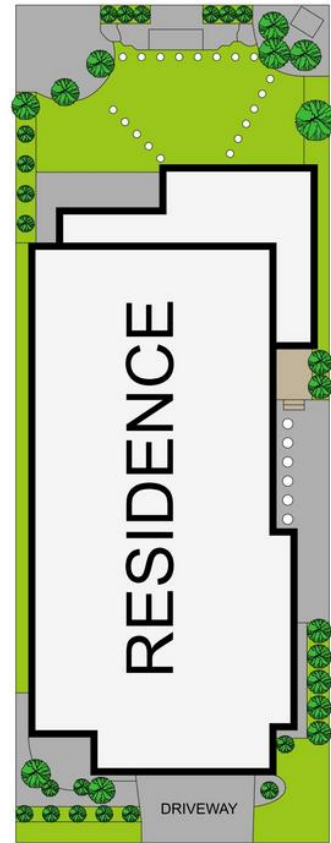
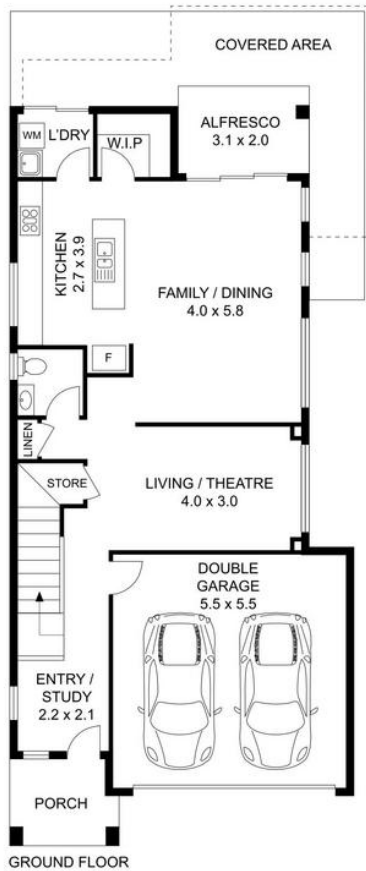
Sanjeev Kumar 0433 289 620
Director | Licensee | sanjeev.kumar@ljhooker.com.au
Kit Patel 0466 412 920
Sales Associate | kit.patel@ljhooker.com.au

LJ Hooker Schofields 02 9157 4077
Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762
schofields.ljhooker.com.au | schofields@ljhooker.com.au



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45 Foxall Street, Grantham Farm

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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