

## Grantham Farm, 9 Grantham Street

Unable to sell with another agent. Sanjeev Kumar #1 Agent in Riverstone and Grantham Farm SOLD it for a great price !

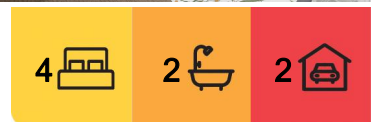
Sanjeev Kumar and the team at LJ Hooker are excited to present this luxurious home in Grantham Farm. 9 Grantham Street will impress you with stunning features, premium design, and a beautiful open plan layout. With spacious rooms, great living area, and quality inclusions throughout, this home is sure to impress. From the moment you walk in, you will feel right at home.

Located just moments away from Windsor Road which provides access to Rouse Hill Town Centre and The Ponds Shopping Centre. Positioned a short drive from not just one but 3 nearby stations, the daily commute couldn't be easier! This is a beautiful place to call home along with a welcoming and tight-knit community.

This bright Edgewater built home is embellished with impeccable high ceilings combined



**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**  
Sold by Sanjeev Kumar

**View**  
[ljhooker.com.au/2UQHXY](https://ljhooker.com.au/2UQHXY)

**Contact**  
**Sanjeev Kumar**  
0433 289 620  
[sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)  
**Kit Patel**  
0466 412 920  
[kit.patel@ljhooker.com.au](mailto:kit.patel@ljhooker.com.au)

**LJ Hooker Schofields**  
02 9157 4077

with an open plan design that accentuates the abundance of light-filled interiors. The seamless transition from indoor-outdoor entertaining highlights a diversified layout just perfect for a growing family, investors, downsizers or even first home buyers trying to get a foothold into the market.

Some of the many features of this home include:

- Spacious open plan layout lounge and dining
- Quality inclusions throughout
- Great sized bedrooms with built-in wardrobes, master with large robe and ensuite with oversized double vanity plus extended shower and drying rack
- Beautiful large living area with open plan to backyard through stunning sliding stacker doors
- Huge kitchen with large island benchtop/breakfast bar, stainless steel appliances, gas cook, range hood, large pantry with stunning glass door and ample storage throughout.
- Bedrooms with double blinds to block sunlight
- Linen cupboard with ample storage
- Great backyard with alfresco perfect for outdoor entertainment and suitable grass area for kids
- Double automatic garage with internal access and storage
- Ducted air conditioning

Location Highlights:

- 500m to Grantham Farm shops (Cafe, Restaurants, Medical, Hairdresser)
- 550m to the bus stop (Windsor Rd)
- 2.7km to Vineyard Station
- 3.6km to Riverstone Swimming Centre
- 3.8km to Riverstone Station
- 3.8km to future opening of Coles and Aldi
- 7.1km to Schofields Station
- 7.1km to Schofields Village
- 8.4km to Tallawong Metro
- 9.8km to The Ponds Shopping Centre
- 10.7km to Rouse Hill Town Centre
- 10.8km to Costco, IKEA, Aldi, Bunnings and more shops
- Future Rouse Hill Hospital

School Catchment:

- 3.3km to St John's Primary School
- 3.6km to Riverstone Public School
- 3.6km to Norwest Christian College
- 3.8km to Riverstone High School
- 3.8km to South Creek School
- 13.6km to Wyndham College

An opportunity like this won't last long on the market, call Sanjeev Kumar on 0433 289 620 now to make an offer!

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## More About this Property

<b>Property ID</b>	2UQHXY
<b>Property Type</b>	House
<b>Including</b>	Ensuite Air Conditioning Outdoor Entertaining Built-in-Robes

### Sanjeev Kumar 0433 289 620

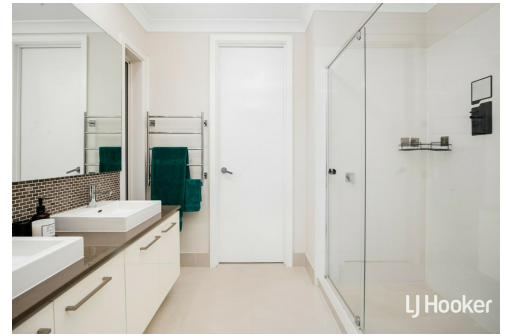
Director | Licensee | [sanjeev.kumar@ljhooker.com.au](mailto:sanjeev.kumar@ljhooker.com.au)

### Kit Patel 0466 412 920

Sales Associate | [kit.patel@ljhooker.com.au](mailto:kit.patel@ljhooker.com.au)

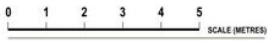
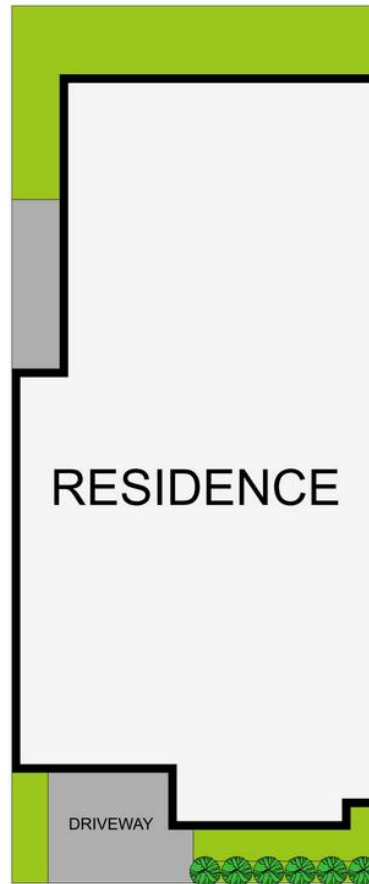
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## 9 Grantham Street, Riverstone

**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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