






22 Riverstone Road, Riverstone

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

Sanjeev Kumar and the LJ Hooker Schofields team are proud to present this sophisticated three-bedroom residence, perfectly positioned in the family-friendly heart of Riverstone. Delivering on modern elegance, comfort, and lifestyle, it's an ideal choice for families seeking space, style, and community living.

### Property Features:

- No community or strata fees
- The light-filled open-plan living and dining area flows effortlessly out to the alfresco entertaining zone-creating a seamless indoor-outdoor connection that's perfect for relaxed family days and effortless entertaining.
- Three Spacious Bedrooms all with built in wardrobes: Thoughtfully designed for family living, including a master suite with built-in wardrobes and a chic ensuite-your private retreat.
- Chef-Inspired Kitchen: Sleek, gas-equipped kitchen featuring a splashback and ample bench space. Ideal for casual family meals

3  2  1 

**FOR SALE**  
SOLD BY SANJEEV

### AGENTS

Sanjeev Kumar  
0433 289 620  
sanjeev.kumar@ljhooker.com.au

Josh Simpson  
josh.simpson@ljhooker.com.au

### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

or hosting friends.

- **Elegant Bathrooms:** The main bathroom features a luxurious bathtub, offering a spa-like experience to unwind after the day.
- **Outdoor Entertaining Patio:** Step outside to a tranquil alfresco area-perfect for morning coffee, family meals, or weekend get-togethers.
- A well-appointed study-ideal for working from home-offers a significant boost in both lifestyle and property appeal. Here's why this feature stands out:
- Generously sized grassed backyard-an ideal play zone for children and pets
- Ducted air conditioning & ceiling fans for ultimate comfort
- Lock up garage with remote control and additional custom built shelves for extra storage
- LED lights throughout the home
- New carpets in all bedrooms
- New panel floor in the study office
- Security cameras & flyscreens for peace of mind

**Location Highlights:**

- 1.2 km Approx. to Riverstone Station
- 1.3 km Approx. to Riverstone Village
- 1.3km Approx. to Riverstone Swimming Centre
- 1.4km Approx. to Riverstone park
- 2km Approx. to Schofields Park
- 2.8km Approx. to Schofields Station & Village
- 5.2 km Approx. to Carmel Village Shopping Centre
- 5.4km Approx. to Tallawong Metro Station & Village
- 6.8km Approx. to Marsden Park Business park
- 7.1 km Approx. to Rouse Hill Town Centre & Metro

**Schools & Education:**

- 1.3 km Approx. to Riverstone Public School
- 1.3 km Approx. to Norwest Christian School
- 1.3 km Approx. to Riverstone High School

This beautifully maintained home delivers a lifestyle of convenience, comfort, and community. It's a rare opportunity not to be missed. Book your inspection today-call Sanjeev on 0433 289 620.

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## MORE DETAILS

Property ID 475HXY  
Property Type DuplexSemi-detached  
Including Study  
Air Conditioning  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking

### Sanjeev Kumar 0433 289 620

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

### Josh Simpson

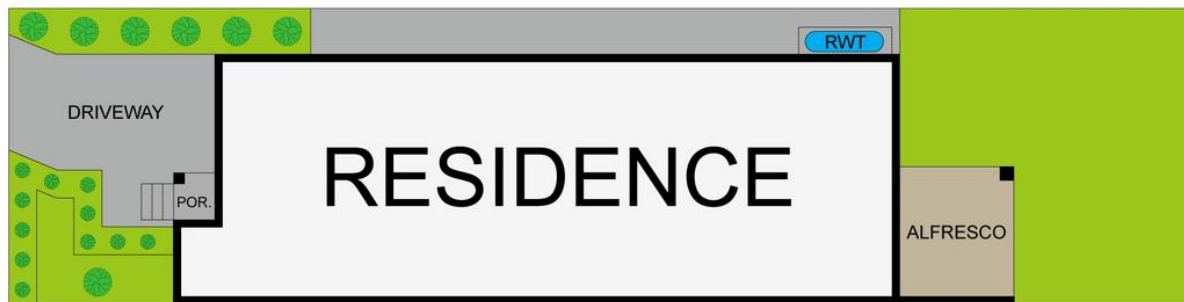
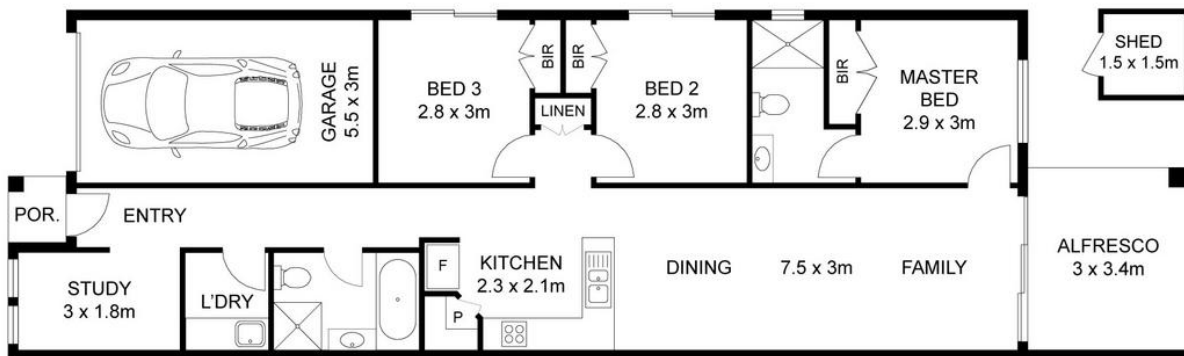
Sales Executive | [josh.simpson@ljhooker.com.au](mailto:josh.simpson@ljhooker.com.au)

### LJ Hooker Schofields | Riverstone 02 9157 4077

Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762  
[schofields.ljhooker.com.au](http://schofields.ljhooker.com.au) | [schofields@ljhooker.com.au](mailto:schofields@ljhooker.com.au)



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0 1 2 3 4 5  
SCALE (METRES)

## 22 Riverstone Road, 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

