

## Riverstone, 1 Boydhart Street (Grantham Farm)

### Stunning Clarendon Built Double Storey

Auction Location: On Site

Sanjeev Kumar and the LJ Hooker team are proud to present this stunning two-storey residence, where modern elegance meets everyday functionality.

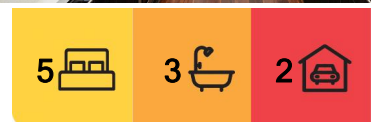
Designed with a spacious open-plan layout, the home offers seamless flow from the stylish front living area to a contemporary kitchen, equipped with high-end appliances and generous storage-ideal for hosting family and friends.

Nestled in a sought-after location, this exceptional property offers a lifestyle of comfort, luxury, and outstanding entertainment options.

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.



**Auction**  
Sun 13th Jul @ 12:45PM

**View**  
Sat 5th Jul @ 10:30AM - 11:00AM

**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**

- Clarendon Home
- Five spacious bedrooms, including a guest bedroom downstairs
- Three well-appointed bathrooms, including an ensuite to the master and a downstairs - bathroom
- High ceilings throughout, enhancing the sense of space
- Timber flooring downstairs and double blinds throughout
- Multiple living areas including a media room.
- Expansive rumpus room upstairs —perfect as a family retreat or kids' play area
- Designer kitchen with gas cooktop, dual sinks, pendant lighting and a walk-in pantry
- Master suite with private ensuite & walk-in wardrobe
- Main bathroom with separate shower and freestanding tub
- Ducted air-conditioning for year-round comfort
- Security alarm system, double automatic garage with internal access
- Alfresco with landscaped backyard with mature fruit trees including guava, lemon, and avocado

#### Location Highlights:

- Walking distance to the new park on Grantham Street
- 500m to Grantham Farm Estate shops
- 2.3km to Carmel Village Shopping Centre
- 3km to Vineyard Train Station
- 3.7km to Riverstone Train Station
- 7.4km to Schofields Station and Shops
- 8.3km to Tallawong Metro Station
- 9.8km to The Ponds Shopping Centre
- 10.2km to Rouse Hill Town Centre
- 11km to major retailers: Costco, IKEA, Aldi, Bunnings, and more
- 11.7km to TAFE NSW - Nirimba

Beautifully positioned in the growing suburb of Grantham Farm, this exceptional home is close to quality schools, shopping hubs, transport, and parks. Move-in ready and crafted to perfection by Clarendon Homes, this is your opportunity to secure a high-quality residence with all the features your family desires.

Contact Sanjeev Kumar today to book your private inspection and experience this outstanding home for yourself!

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## More About this Property

<b>Property ID</b>	3ZYHXY
<b>Property Type</b>	House
<b>Land Area</b>	491.8 m2
<b>Including</b>	Study Air Conditioning Built-in-Robes Secure Parking

### Sanjeev Kumar 0433 289 620

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

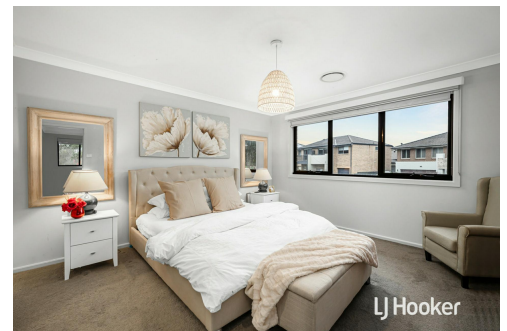
### Kit Patel 0466 412 920

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

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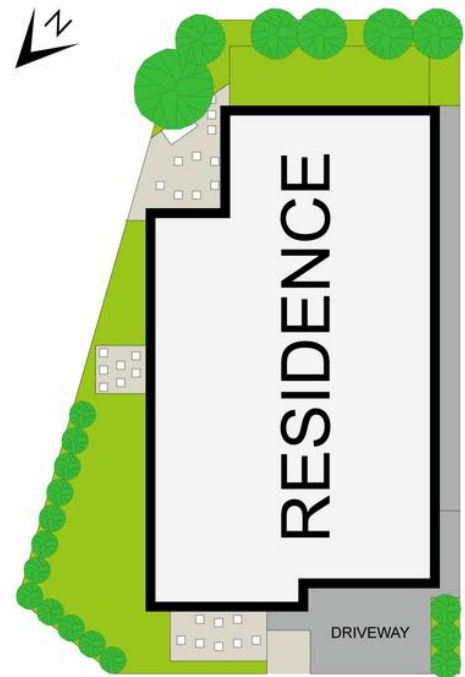
Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762

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0 1 2 3 4 5  
SCALE (METRES)

## 1 Boydhart 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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